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Flat 9, 1 Birdland Avenue

BO'NESS, WEST LoTHIAN, EH51 9LX

BO'NESS

A STYLISH TWO BEDROOM MODERN TOP FLOOR APARTMENT IN EXCELLENT ORDER THROUGHOUT



Coastal view and scenic views of Bo'ness

Bo'ness sits on the banks of the River Forth, twenty minutes from Edinburgh Airport and ten minutes from the main Glasgow to Edinburgh rail line at Linlithgow. The town contains the award-winning Hippodrome Cinema, a faithfully renovated 1912 working cinema showing the

latest films daily. The Antonine Wall and the Kinneil House museum provide an insight into the earlier town and Bo'ness is of course host to the award-winning Scottish National Railway Museum with steam trains running during the summer from the restored town railway station.

The town centre has a selection of privately

owned shops, cafés, pubs, hairdressers, takeaways as well as a Lidl and a Tesco whilst, from the house, there is easy access to the waterfront and the foreshore walks, a paradise for dogs. The John Muir Way, the long-distance footpath connecting Edinburgh to Glasgow, via Bridgeness Castle one way and The Kelpies the other is five minutes walk away.



FLAT 9.1

BIRDLAND AVENUE



Part Exchange available. This is an excellent chance to acquire a two double bedroom top floor apartment in a modern development which boasts true warmth and character.

The flat is presented in excellent decorative order and reflects a unique and well thought out twist on the modern contemporary style. The property is entered through a welcoming hallway which provides access to all other rooms. Accommodation is focused towards a generous reception room. Flooded with natural light, there is enough space for large sofas and plenty of free-standing furniture. The breakfasting kitchen boasts a contemporary gloss finish and shaped to provide flexible working space. The appliances are integrated.

The large master bedroom boasts generous floor space, a built-in wardrobe and has access to a large en-suite shower room with a double shower cubicle, toilet and basin. There is a further light and airy double bedroom and a generous master bathroom.

The flat is double glazed throughout and has gas central heating to radiators. All integrated appliances will be included in the price and there is access to a loft space for additional storage.

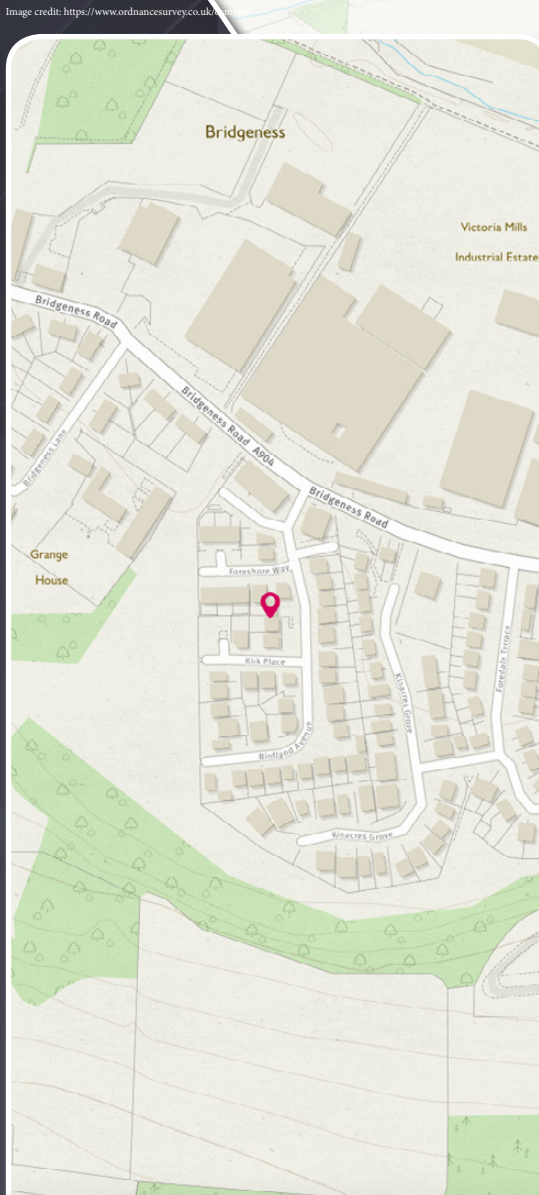
This is a fantastic apartment and early viewing is highly recommended.



BEDROOM ONE



BEDROOM TWO



SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	4.16m (13'8") x 3.59m (11'9")
Kitchen	3.85m (12'8") x 3.19m (10'6")
Bedroom 1	4.16m (13'8") x 3.63m (11'11")
En-suite	2.40m (7'11") x 1.96m (6'5")
Bedroom 2	4.16m (13'8") x 2.55m (8'4")
Bathroom	2.26m (7'5") x 2.06m (6'9")

Gross internal floor area (m²)

70m²

EPC Rating

C

Extras (Included in the sale)

Fitted carpets and floor covering, gas hob/double oven/cooker hood, fridge freezer and washing machine.



...A UNIQUE AND WELL THOUGHT OUT TWIST
ON THE MODERN CONTEMPORARY STYLE...

BATHROOM





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Part
Exchange
Available

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