



Well presented family home
Situated within a very popular residential area



10 Kinglass Drive

Bo'ness, West Lothian, EH51 9RB



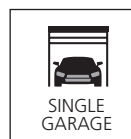
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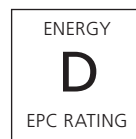
4 BED



2 BATH + WC



SINGLE
GARAGE



ENERGY

D

EPC RATING



HIPPODROME CINEMA
BO'NESS HARBOUR
VIEWS OVER BO'NESS



Bo'ness

WEST LOTHIAN

10 Kinglass Drive is situated in the delightful coastal town of Bo'ness, the town is very popular, especially with commuters, and is ideally positioned for easy access to the central belt, including Edinburgh, Glasgow and Stirling.

The motorway links for the M9 and the Edinburgh city bypass are close by as is Edinburgh Airport. An excellent commuter train service operates from Linlithgow approximately 4 miles away. The surrounding area is rich in culture and history with Hopetoun House, the House of the Binns, Linlithgow

Palace and Blackness Castle all nearby.

There are excellent schools, health centres, shopping facilities, swimming pools, golf courses, woodlands and recreational opportunities, including sailing from Port Edgar, a dry ski slope and rail excursions on the Bo'ness & Kinneil Railway. The Hippodrome is Scotland's oldest purpose-built cinema, some 97 years after the first customers took their seats in the grand picture palace, The Hippodrome re-opened its doors to the public in April 2009, recreating the golden age of cinema-going using 21st century technology.

*Well positioned for commuter access to
Glasgow and Edinburgh*





10 Kinglass Drive

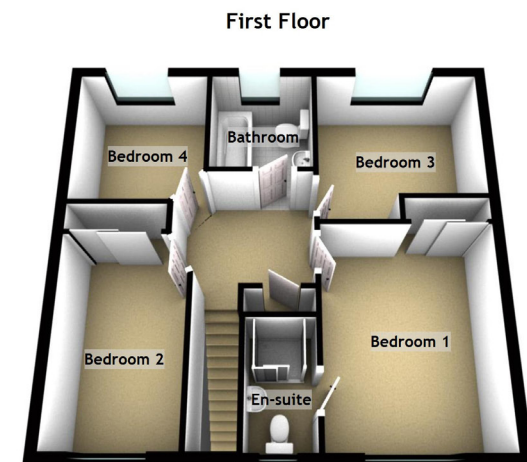


We are delighted to offer to the market this superb, four bedroom, detached house, situated within a popular residential area. Room dimensions are generous and the accommodation has been arranged to offer a high level of flexibility and individuality. The property has been well maintained, and would make for a fantastic family home.

Once inside, you will be greeted with a first class property. In more detail, the accommodation comprises; a hallway entrance with access to front facing lounge/diner. The lounge/diner gives access to the fully equip kitchen and conservatory. The kitchen has been fitted to include a good range of floor and wall mounted units which further benefits from integrated appliances. The kitchen also gives access to the handy utility room and WC.

Taking the staircase to the upper level where you will discover four bedrooms, two of the four bedrooms benefit from built in wardrobes. The master bedroom hosts an en-suite shower room, the family bathroom is also located on this level and completes the accommodation on offer.

Internally the property benefits from gas central heating, double glazing throughout and ample storage throughout. Externally the property has private front and rear gardens. The single garage can be accessed via the driveway.



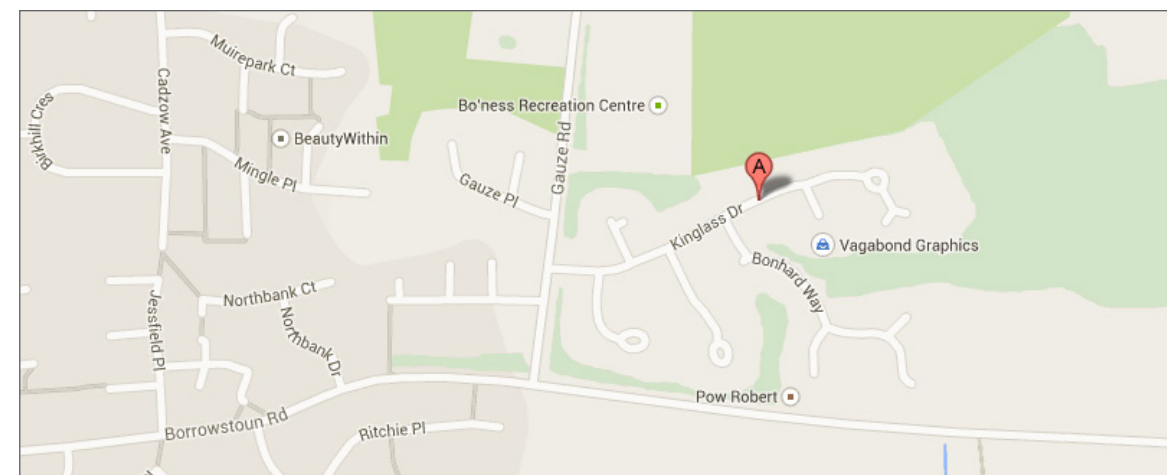
APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge/Diner	6.85m (22'6") x 4.05m (13'3")
Kitchen	4.46m (14'8") x 3.07m (10'1")
Conservatory	3.14m (10'4") x 3.00m (9'10")
Utility	2.44m (8') x 1.64m (5'5")
Bedroom 1	3.85m (12'8") x 3.01m (9'11")
En-suite	2.17m (7'1") x 1.29m (4'3")
Bedroom 2	3.64m (11'11") x 2.39m (7'10")
Bedroom 3	3.02m (9'11") x 2.95m (9'8")

Bedroom 4	2.56m (8'5") x 2.39m (7'10")
Bathroom	1.92m (6'4") x 1.88m (6'2")
WC	0.79m (2'7") x 0.70m (2'4")
Garage	5.20m (17'1") x 2.35m (7'9")

EXTRAS (Included in the sale)

All fitted floor coverings, light fittings, window blinds and integrated kitchen appliances.





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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
GILLIAN MUNRO
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
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Senior Designer