





Bo'ness

EH51 9NW

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, cafes, 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.



62 Stewart Avenue

BO'NESS, EH51 9NW



“... in fantastic internal order and would represent a fantastic acquisition ...”

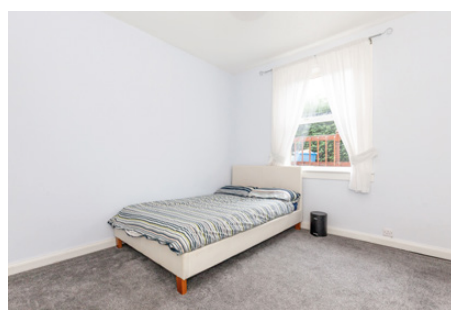
McEwan Fraser is delighted to present this fantastic four double bedroom ground floor flat to the market. The property is presented in fantastic internal order and would represent a fantastic acquisition for first-time buyers or a young family. Internal viewing is essential to fully appreciate the size and quality of what is on offer. There is plenty of flexibility for a range of different internal layouts.

Entering the property, an L shaped hallway gives access to all rooms and includes integrated storage. To the end of the hallway, you find the living room. Bright and spacious, the lounge boasts contemporary décor, laminate flooring and ample space for a large suite of furniture. The kitchen sits directly behind the living room. Comprising an ample range of base and wall mounted units, the kitchen offers excellent prep and storage space. The electric hob and oven are integrated while space is provided for further, free-standing, appliances.

There are four ample bedrooms. The master is rear facing and enjoys excellent proportions. There is plenty of space for a larger style bed and plenty of freestanding storage. The second bedroom is another well-proportioned double with clean fresh décor and laminate flooring. Bedroom three is currently arranged as a stylish dining room with laminate flooring. Bedroom four, again, is a well-proportioned double with excellent floor space. The internal accommodation is completed by a stunning shower room which is finished to the highest of standards.

For extra warmth and comfort, the property boasts gas central heating and double glazing.

To the rear, the property boasts a low maintenance rear garden which offers excellent scope for entertaining.



Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.52m (14'10") x 3.67m (12')
Kitchen	3.48m (11'5") x 2.08m (6'10")
Bedroom 1	4.23m (13'11") x 3.47m (11'5")
Bedroom 2	3.47m (11'5") x 3.13m (10'3")
Bedroom 3	3.47m (11'5") x 3.02m (9'11")
Bedroom 4	3.47m (11'5") x 3.02m (9'11")
Shower Room	2.37m (7'9") x 1.30m (4'3")

Gross internal floor area (m²): 88m² | EPC Rating: D

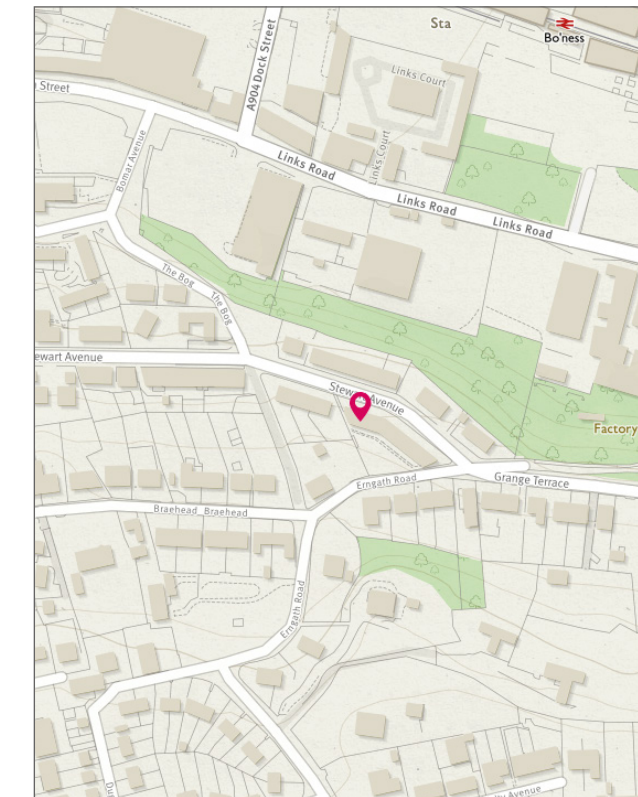


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