

# Well presented semi-detached bungalow

Located on the outskirts of Bo'ness



## Ashgrove, Carriden Brae

Bo'ness, Near Linlithgow, West Lothian, EH51 9SL



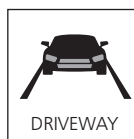
Scan Here!



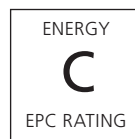
3 BED



1 BATH



DRIVEWAY



ENERGY

EPC RATING



# Ashgrove Carriden Brae

Bo'ness | Near Linlithgow  
West Lothian | EH51 9SL



Ashgrove" 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 four 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.

Sited on a generous plot with driveway and private gardens, this beautiful three bedroom bungalow, enjoys a great sociable dining kitchen and conservatory space, offering the best in versatile contemporary living.

On entering, a handy vestibule leads into a welcoming reception hallway, complete with handy storage cupboard and access to the attic via Ramsay ladder. All three bedrooms are situated to the front of the property with two over looking the front garden and one benefiting from French doors which leads to the rear garden. Two of the three bedrooms benefit from built-in wardrobes and/or built-in bedroom furniture. Journey down the hallway and you will discover the well equipped dining kitchen complete with fridge freezer, free standing cooker and integrated washing machine. The kitchen also gives access to all areas surrounding the property via the side door. The kitchen also gives access to an additional attic offering additional storage. The lounge is a lovely

bright room with electric fire, the lounge also links into the lovely sunny conservatory overlooking the rear garden. The large family bathroom with separate shower completes this wonderful family home.

Internally the property benefits from gas central heating, double glazed windows throughout and ample storage.

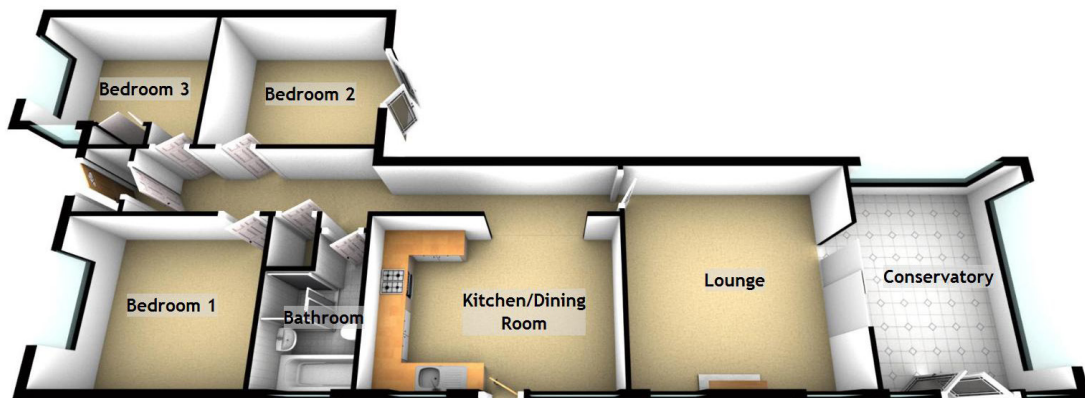
Externally the property has front, side and rear gardens, with driveway that can accommodate several vehicles.

The property comes complete with Solar panels which can mean big bucks! They reduce your electricity bill and pay you for generating power, it's all about daylight, not sunshine, so panels can still generate electricity on gloomy days. The return on this investment can reduce your energy bill sufficiently annually.

*"...the lounge is a lovely bright room with electric fire, which also links into the lovely sunny conservatory overlooking the rear garden..."*







## APPROXIMATE DIMENSIONS

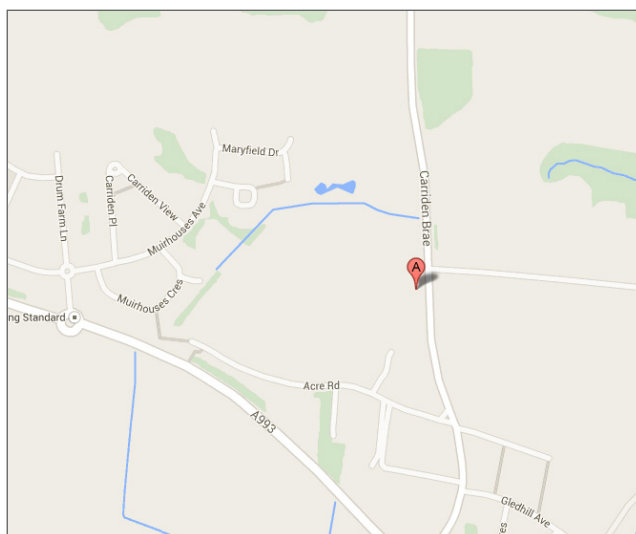
(Taken from the widest point)

|                     |                               |
|---------------------|-------------------------------|
| Lounge              | 4.36m (14'4") x 4.27m (14')   |
| Kitchen/Dining Room | 4.77m (15'8") x 4.26m (14')   |
| Conservatory        | 4.44m (14'7") x 3.42m (11'3") |
| Bedroom 1           | 3.83m (12'7") x 3.22m (10'7") |
| Bedroom 2           | 3.55m (11'8") x 2.99m (9'10") |
| Bedroom 3           | 3.68m (12'1") x 2.26m (7'5")  |
| Bathroom            | 2.88m (9'5") x 1.81m (5'11")  |

## EXTRAS

(Included in the sale)

All fitted floor coverings, light fittings, window blinds, fridge freezer, free standing cooker, integrated kitchen appliances, garden hut and green house.



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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  
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Designer