



**McEwan Fraser Legal**

Solicitors & Estate Agents

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10 Firwood Drive

WEST LOTHIAN, BO'NESS, EH51 0NX

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10 Firwood 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. Hopetoun House, the House of the Binns, Linlithgow Palace and Blackness Castle are all nearby.

There are excellent schools, with Deanburn Primary School a short walk away. There are 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.



WELL MAINTAINED FAMILY VILLA
SITUATED WITHIN A POPULAR RESIDENTIAL AREA



10 FIRWOOD

DRIVE

We are delighted to bring to the market this immaculate family home, which has been well maintained and upgraded by the recent owners. On entering the property there is a bright entrance hall with stairs leading to the upper level and large storage cupboard.

The lounge is pleasantly situated to the front of the property with large window overlooking the front well maintained garden, complete with wood burning stove, perfect for those cosy winter nights. The dining room is situated to the rear with window allowing views over the rear garden. The kitchen can be access from the dining room, complete with a range of floor and wall mounted units. The kitchen benefits from integrated kitchen appliances and free standing washing machine. The rear door allows access to all areas surrounding the property.

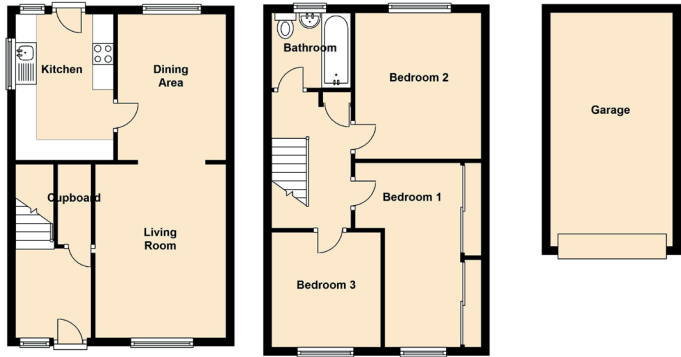
Journey upstairs and you will find three good sized bedrooms, with one bedroom benefiting from wall to wall fitted wardrobes. Internally the property benefits from gas central heating, double glazing throughout and ample storage with additional storage that can be found in the attic area.

Externally there are extremely well maintained private front and rear gardens, with driveway allowing parking for several vehicles, which in turn leads to the single garage. The property in recent years has had new radiators, carpets, bathroom suite, replacement woodwork and walls re-plastered throughout.





SPECIFICATIONS & FLOORPLAN/PROPERTY LOCATION



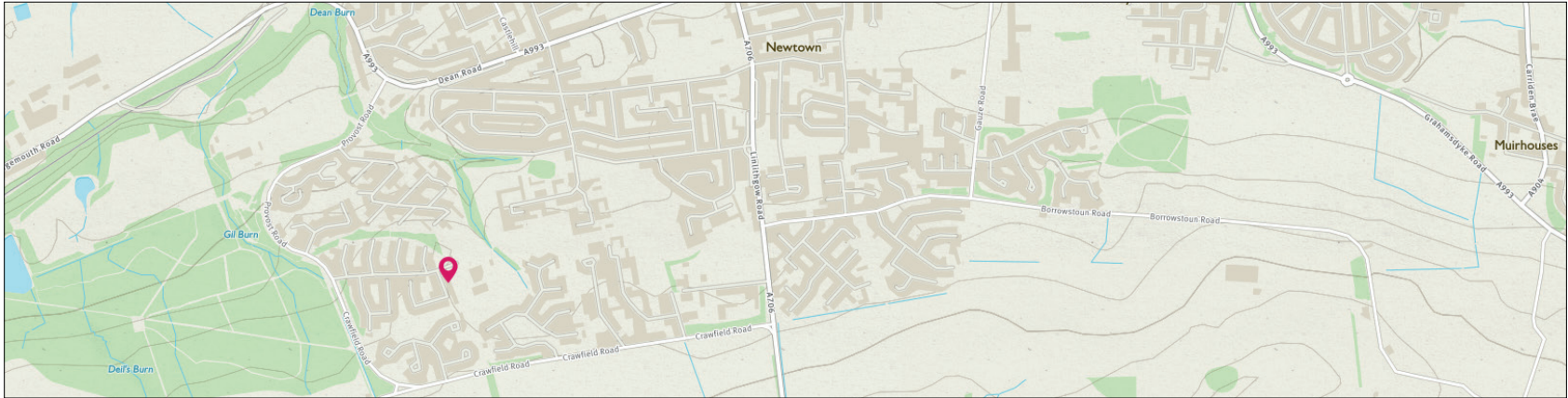
APPROXIMATE DIMENSIONS (Taken from the widest point)	
Kitchen	3.35m (11') x 2.37m (7'9")
Living Room	4.15m (13'7") x 3.14m (10'4")
Dining Area	3.50m (11'6") x 2.60m (8'6")
Bedroom 1	4.22m (13'10") x 3.03m (9'11")
Bedroom 2	3.50m (11'6") x 3.03m (9'11")
Bedroom 3	3.23m (10'7") x 2.36m (7'9")
Bathroom	1.90m (6'3") x 1.80m (5'11")
Garage	5.60m (18'4") x 2.94m (9'8")

GROSS INTERNAL FLOOR AREA (m²) -82 m²

EPC - C

EXTRAS
(Included in the sale)

All fitted floor coverings, light fittings, window blinds, free standing washing machine and integrated kitchen appliances.





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Part
Exchange
Available

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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. 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 brochure 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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 Surveyor



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 Photographer



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 Designer