




McEwan Fraser Legal
Solicitors & Estate Agents
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37 Birdland Avenue

BO'NESS, EH51 9LX

“HOST TO THE AWARD-WINNING SCOTTISH NATIONAL RAILWAY MUSEUM”

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.

BO’NESS EH51 9LX



4

37 BIRDLAND AVENUE

**“A FANTASTIC PROPERTY
IN SUPERB ORDER AND
INTERNAL VIEWING IS
AN ABSOLUTE MUST”**

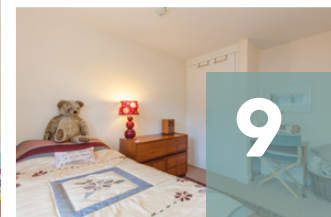


McEwan Fraser is delighted to present this superb five bedroom detached villa to the market. Occupying a superb plot with a south facing rear garden and offering accommodation over three levels, the property enjoys excellent proportions throughout, off-street parking for two cars and is presented to the market in excellent internal condition. Internal accommodation comprises a fantastic reception, large dining kitchen, utility room, integral garage, cloakroom, two en-suite double bedrooms, three further double bedrooms and an ample family bathroom. for extra warmth and comfort, the property boasts gas central heating and double glazing.

As you enter the property through a welcoming hallway, the quality of the property is immediately apparent. A striking engineered oak floor stretches ahead of you. The main reception room is immediately to your right. Focused towards a fantastic fireplace, a large bay window allows in floods of natural light and creates a versatile and warm room. There is ample floor space on offer which can host a variety of different furniture configurations. A large dining kitchen runs laterally across the rear of the property. The dining area can comfortably accommodate a six or eight seat dining table and includes French doors which open directly onto the rear garden. The kitchen itself is comprised of a full range of base and wall mounted units which offer fantastic preparation and storage space for the aspiring chef. The gas hob, double oven, stainless hood and fridge freezer are integrated and an attached utility room provides additional space for appliances.



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SPECIFICATIONS

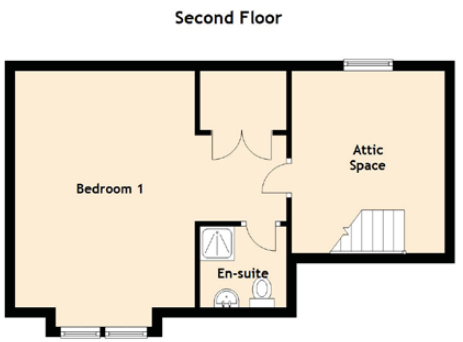


Climbing the stairs, the first-floor landing provides access to four generous bedrooms and a family bathroom. The largest bedroom on this floor sits directly above the main lounge and is currently used as a large home office. A dual aspect makes this a naturally bright room. Also facing the front of the property, above the garage, a good double includes an en-suite shower room and integrated wardrobes. Two further doubles overlook the rear garden and enjoy integrated wardrobes. The final room on this level is the generous family bathroom. A southerly aspect makes the bathroom naturally bright. The bathroom boasts a white suite with bath and separate shower.

The accommodation on the top floor has the potential to be a wonderful refuge for mum and dad. A wide landing with a Velux window provides great potential as a seating area but could easily accommodate a workspace. The adjacent master bedroom is an absolute joy. Double Velux windows include a Juliet balcony. There is plenty of space for freestanding storage to complement integrated wardrobes. An attached en-suite includes a white suite and a free standing shower.

Externally, the property enjoys a double drive and tidy front garden in keeping with surrounding properties. The south facing rear garden is mature and well landscaped. Partial decking gives great entertaining space and the remainder is laid to lawn. The southerly aspect ensures the garden is a real summer sun trap, perfect for relaxing on a warm evening.

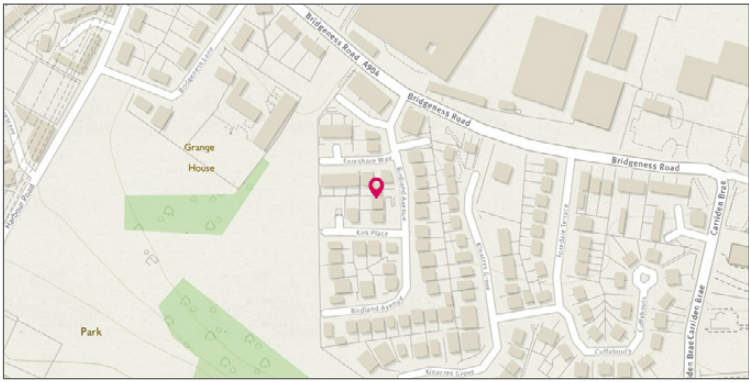
This is a fantastic property in superb order and internal viewing is an absolute must.



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.89m (12'9")
Kitchen	5.96m (19'7") x 4.73m (15'6")
Utility	2.68m (8'10") x 1.54m (5'1")
Bedroom 1	4.80m (15'9") x 3.66m (12')
En-suite	1.76m (5'9") x 1.65m (5'5")
Bedroom 2	3.80m (12'6") x 3.26m (10'8")
En-suite	2.17m (7'1") x 1.19m (3'11")
Bedroom 3	3.80m (12'6") x 3.40m (11'2")
Bedroom 4	3.89m (12'9") x 3.60m (11'10")
Bedroom 5	3.60m (11'10") x 2.74m (9')
Attic Space	3.70m (12'2") x 3.24m (10'8")
Bathroom	2.97m (9'9") x 2.36m (7'9")
WC	1.44m (4'9") x 1.20m (3'11")
Garage	5.20m (17'1") x 2.68m (8'10")

Gross internal floor area (m²): 175m² | EPC Rating: C





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