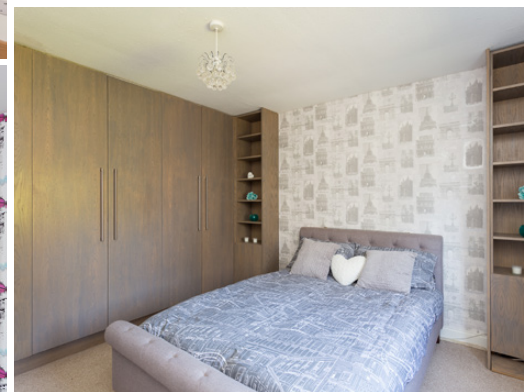





Solicitors & Estate Agents
01506 537 100

15 Glenburn Way
BO'NESS, WEST LOTHIAN, EH51 0NJ



The property 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. Hopetoun House, the House of the Binns, Linlithgow Palace and Blackness Castle are 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 and Kinneil Railway.

This is a superb opportunity to complete this project which will result in a stunning family home.

An excellent opportunity has arisen to acquire this end terraced property situated within a popular residential area of Bo'ness. The property offers superb family accommodation, offering great potential for a growing family. The accommodation briefly comprises of an entrance hall with stairs leading to the upper level, WC, utility cupboard, lounge, fully fitted kitchen with open plan access to the dining area. The dining room benefits from French doors leading to the rear garden. Journey upstairs where you will discovery three bedrooms and the family bathroom.

Internally the property benefits from gas central heating and double glazed windows.

Externally there is a private front and rear gardens, with allocated parking space to the rear and ample on street parking for family and friends. The rear South facing garden benefits from large decked area ideal for entertaining family and friends.

Approximate Dimensions
(Taken from the widest point)

Lounge	4.69m (15'5") x 3.19m (10'6")
Kitchen	3.38m (11'1") x 2.93m (9'7")
Dining Room	3.19m (10'6") x 2.98m (9'9")
Utility Room	1.54m (5'1") x 1.45m (4'9")
Bedroom 1	3.37m (11'1") x 3.12m (10'3")
Bedroom 2	4.29m (14'1") x 2.38m (7'10")
Bedroom 3	3.35m (11') x 3.10m (10'2")
WC	1.37m (4'6") x 1.29m (4'3")
Bathroom	2.37m (7'9") x 1.90m (6'3")

Gross internal floor area (m²) - 100m²

EPC Rating - D

Extras
(Included in the sale)

All fitted floor coverings, light fittings, free standing range cooker and integrated kitchen appliances.

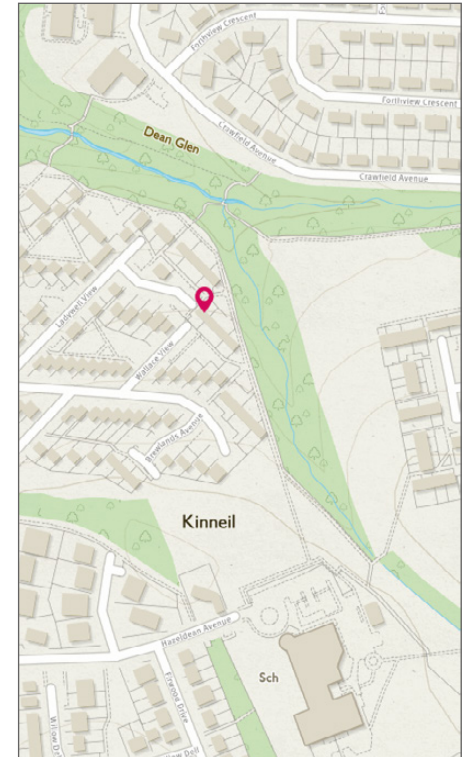
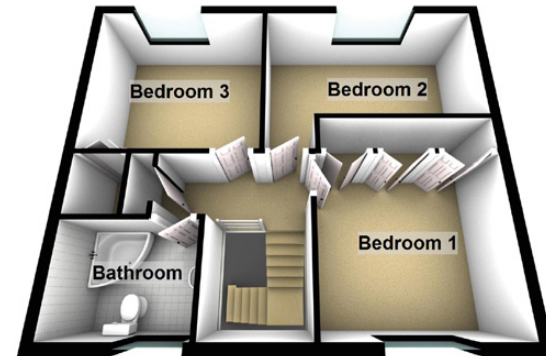
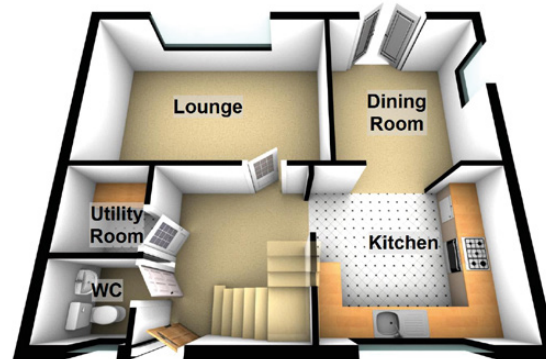


Image credit: <https://www.outlinecurry.co.uk/omaps/>

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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.



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