




McEwan Fraser Legal
Solicitors & Estate Agents
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1/5 Birdland Avenue

BO'NESS, EH51 9LX

1/5

BIRDLAND AVENUE BO'NESS, EH51 9LX

Birdland Avenue 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.

Part Exchange available. Viewing is recommended of this delightful first floor flat forming part of a desirable modern development.

Internally the spacious accommodation is in good decorative order and briefly comprises, hallway with security entry phone system, lounge/fully fitted kitchen with integrated appliances and French doors with Juliette balcony, master bedroom with built in wardrobes and en-suite shower room, further double bedroom with built in wardrobes and bathroom.

Externally the property benefits from a private allocated parking space. A full gas central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost effective living environment.

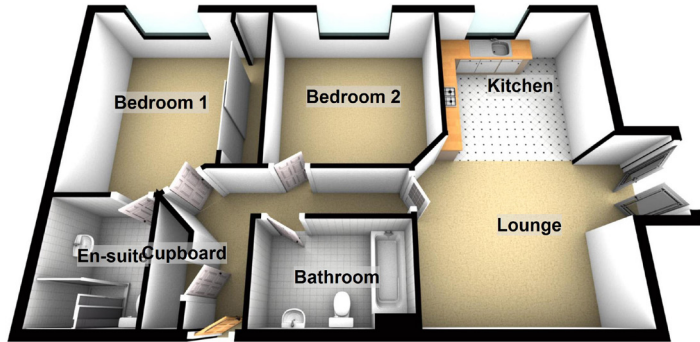


**DELIGHTFUL FIRST FLOOR FLAT
SITUATED IN A DESIRABLE MODERN DEVELOPMENT WITH ALLOCATED PARKING**



SPECIFICATIONS

FLOOR PLAN / PROPERTY LOCATION



APPROXIMATE DIMENSIONS
(Taken from the widest point)

Kitchen	3.30m (10'10") x 2.82m (9'3")
Lounge	3.89m (12'9") x 3.59m (11'9")
Bedroom 1	4.08m (13'5") x 2.64m (8'8")
En-suite	2.33m (7'8") x 1.92m (6'4")
Bedroom 2	3.50m (11'6") x 3.07m (10'1")
Bathroom	2.30m (7'7") x 2.18m (7'2")

GROSS INTERNAL FLOOR AREA (m²) - 70 m²

EPC - B

EXTRAS

(Included in the sale)

Fitted carpets and floor covering, gas hob/double oven/cookerhood, fridgefreezer, washing machine.

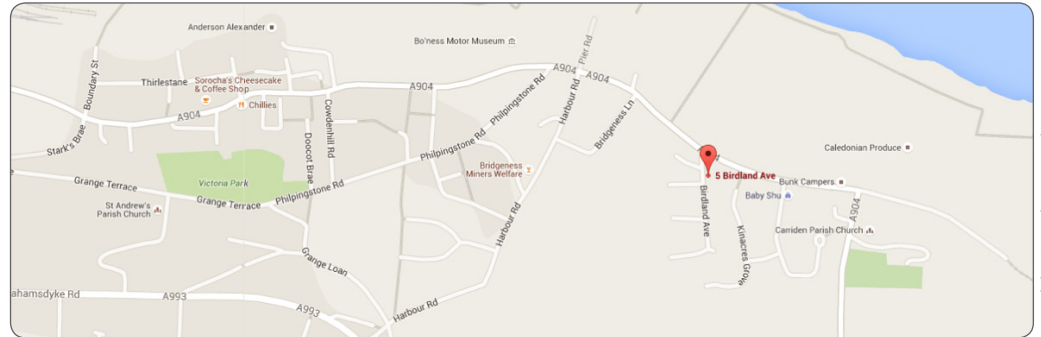


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Part
Exchange
Available

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