



Deans Properties

Deans Solicitors and Estate Agents LLP



**21 Muirhouses Avenue
Bo'ness, EH51 9DJ**



DETACHED HOUSE

- Living Room
- Kitchen
- Dining Room/Bedroom 3
- Two Double Bedrooms
- Shower Room & Separate W.C.
- Private Garden
- Garage
- Residents' Carpark
- Double Glazing
- EPC Rating – B



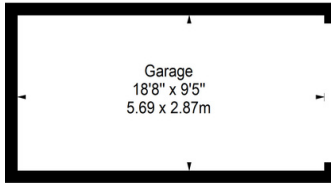
This immaculately presented detached house forms part of a lovely courtyard in the popular coastal town of Bo'ness on the banks of the Firth of Forth, close to ample local amenities including shops, supermarkets and schooling at primary and secondary level. The accommodation on the ground floor comprises; generous living room with sliding patio doors, modern kitchen, dining room suitable for use as a third bedroom and W.C. There are two good-sized double bedrooms with built-in wardrobes on the first floor and contemporary shower room. Three large storage cupboards give ample storage space. There is a fully enclosed, neatly landscaped private garden. A garage gives convenient off-street parking and there is a residents' carpark with additional visitor parking. The property is fully double glazed and benefits from stylish shutters on the living room, dining room and main bedroom. There is a hybrid heating system with air source heat pump, gas fired boiler and roof mounted Solar panels which supplement the mains electricity to operate the air source heat pump with any excess being diverted to a storage battery. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher and lightshades. The appliances included are sold as seen with no warranty provided.



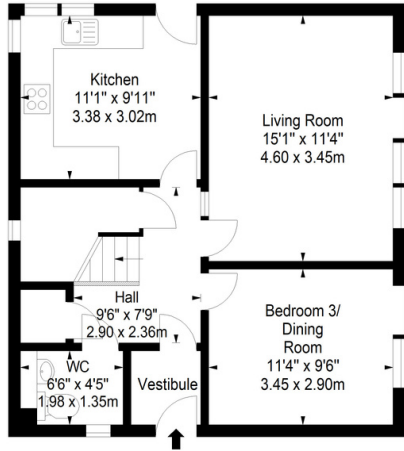
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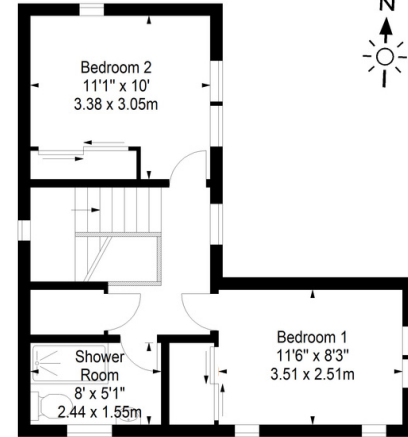
Approx. Gross Internal Area
941 Sq Ft - 87.42 Sq M
Garage
Approx. Gross Internal Area
178 Sq Ft - 16.54 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor



Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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