



32 Livingstone Drive  
Bo'ness, EH51 0BQ  
Offers Over £154,995

**Caesar & Howie**  
*Solicitors & Estate Agents*





## 32 Livingstone Drive

Bo'ness EH51 0BQ

An excellent home which will suit a variety of buyers is offered from this immaculately presented two bedroom semi detached villa. The property is situated on a generous plot within a well established and popular residential location. It boasts modern accommodation throughout, a superb family room and low maintenance garden ground to the front, side and rear. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and its position.

- **Entrance hallway**
- **Spacious lounge**
- **Modern kitchen & utility room**
- **Family room**
- **Two bedrooms**
- **Bathroom**
- **Gardens & driveway**
- **GCH & DG**
- **Council Tax Band: A**
- **Energy Efficiency Rating: TBC**

Extras: All floor coverings, blinds and light fittings. Shed in garden.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [prop@caesar-howie.co.uk](mailto:prop@caesar-howie.co.uk)

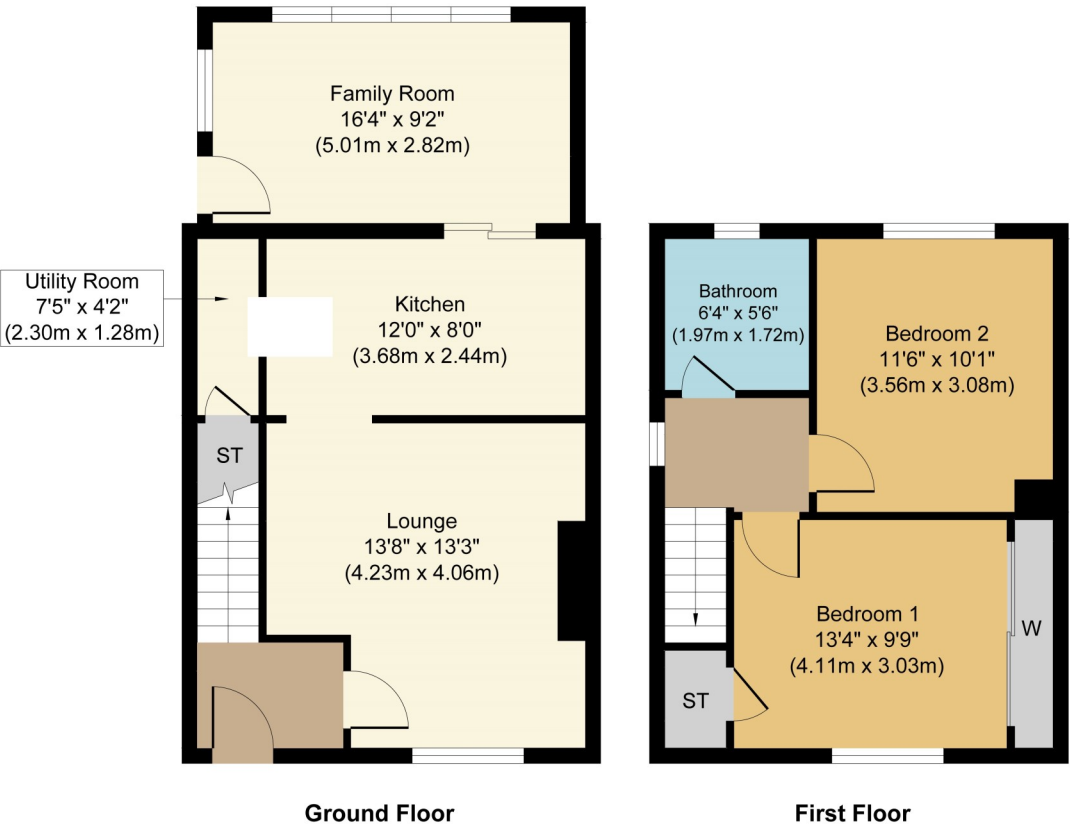




32 Livingstone Drive



32 Livingstone Drive



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)