



31 Foredale Terrace, Boness

Offers Over £185,000





## 31 Foredale Terrace

Boness

Chloe Mason at RE/MAX Estates Linlithgow is delighted to present this stylish 3-bedroom semi-detached home in the popular Foredale Terrace, Bo'ness.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





### Lounge Diner

A bright and spacious lounge positioned to the front of the home, beautifully styled with bold feature walls and modern recessed lighting. This generous living area offers plenty of room for both seating and entertainment, with a large front-facing window allowing in an abundance of natural light. Tastefully finished with light wood-effect flooring, it flows seamlessly through an open archway into the dining area, creating a sociable and connected layout ideal for families and entertaining. Located just off the main lounge, this formal dining area comfortably accommodates a six to eight-seater table and features double patio doors that lead directly to the rear garden. Pendant lighting, contemporary decor, and a continuation of the flooring from the lounge give this room a cohesive and stylish feel. It's the perfect setting for family meals, dinner parties, or a multifunctional play/study zone, as currently demonstrated.

### Kitchen

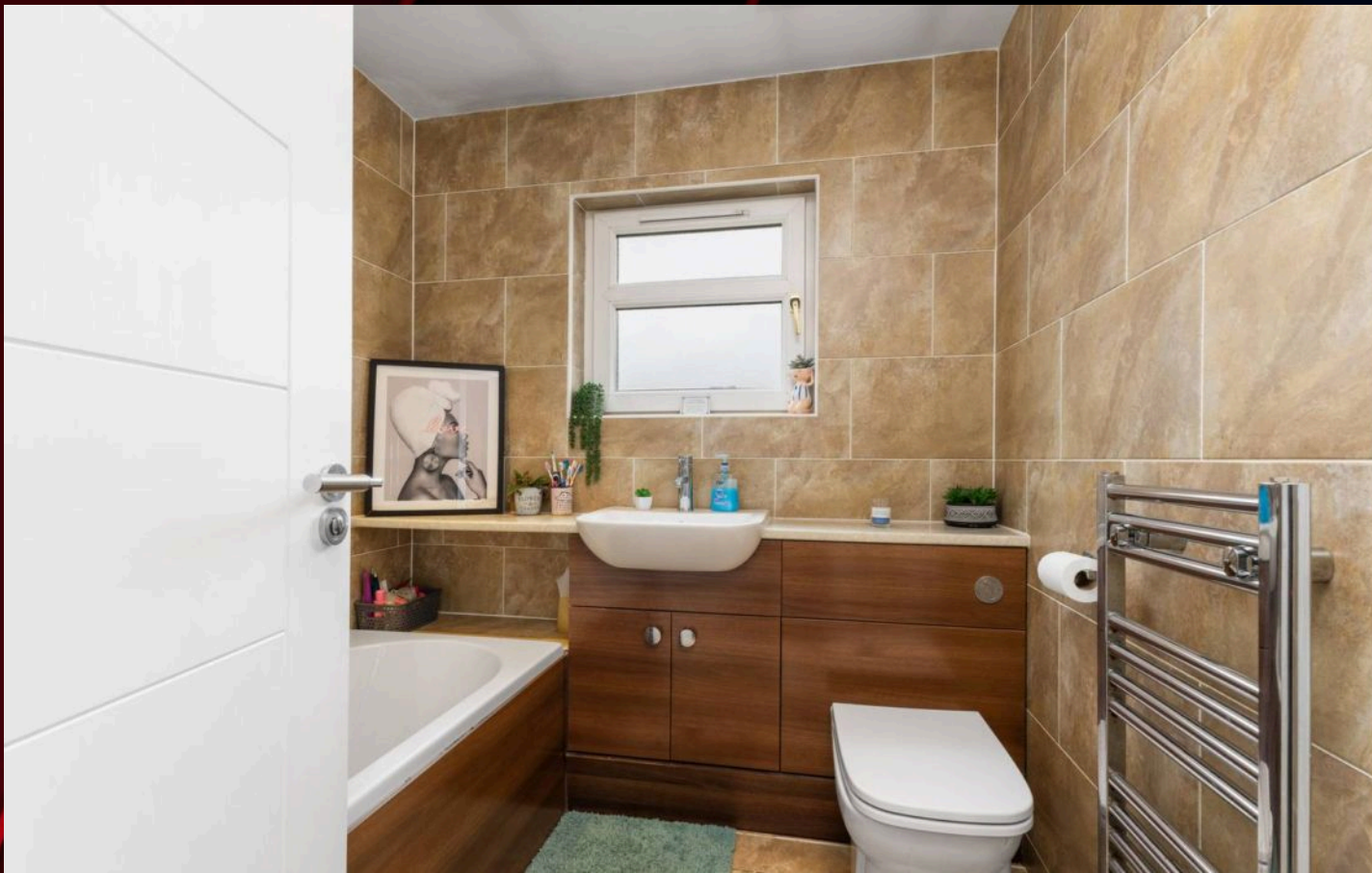
This vibrant kitchen boasts bold, modern cabinetry with striking pink gloss fronts, complemented by contrasting black splashbacks and sleek white worktops. The space is well-equipped with integrated cooking appliances, space for white goods, with the fridge, freezer and washing machine included in the sale and ample storage throughout. A side door provides direct access to the rear garden, and a window above the sink offers pleasant natural light into the room.

### Principal Bedroom

A well-proportioned principal bedroom, offering a calm and stylish retreat with a bright front aspect. Decorated in fresh white tones, the room enjoys excellent natural light from a wide window and includes full-height mirrored wardrobes providing ample built-in storage. Soft carpeting and contemporary finishes add to the tranquil feel of the space.







### **Bathroom**

Stylishly finished with modern tiling throughout, the family bathroom features a white three-piece suite with a bath and overhead electric shower. The integrated vanity unit offers generous storage, while a chrome towel radiator and frosted window complete the practical, high-spec finish. A large wall-mounted mirror with decorative detailing adds a refined touch.

### **Bedroom Two**

This third bedroom continues the vibrant theme of the home with a playful and well-designed layout. It comfortably accommodates a mid-sleeper bunk bed, or can accommodate a double bed, and has mirrored built-in wardrobes, laminate flooring, and TV points installed. Ideal for children or guests, this room is both functional and visually appealing.

### **Bedroom Three**

Currently used as a child's room, this bright and inviting space is decorated in a fun, pastel tone and includes a window to the front, bringing in plenty of daylight. The room offers enough space for a single bed and additional furniture, making it a great nursery, child's room, or even a home office.







## REAR GARDEN

The fully enclosed rear garden is a standout feature of this home, offering a generous and private outdoor space perfect for families. Laid mainly to lawn, the garden provides plenty of room for children to play, complete with a swing set and trampoline. A raised decking area creates the ideal spot for outdoor seating or dining, surrounded by neat fencing and planters for added privacy and charm. The garden shed offers excellent external storage, and the space enjoys a sunny aspect throughout the day, making it ideal for entertaining or unwinding outdoors.

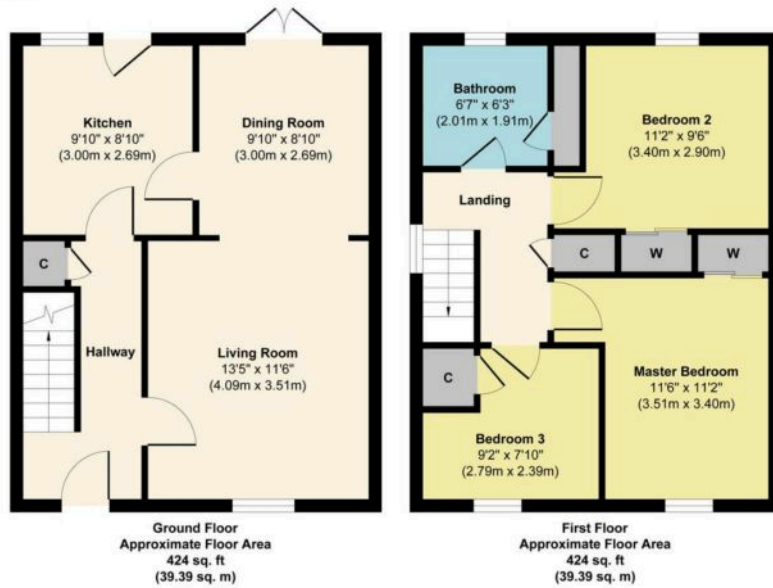








31 Foreale Terrace, Boness, EH51 9LW



Approx. Gross Internal Floor Area 848 sq. ft / 78.78 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England, Scotland & Wales

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