

The Orchard Bo'ness

West Lothian





Collection

WELCOME TO The Orchard Bo'ness

This exceptional detached property showcases attention to detail throughout and is a true entertainers paradise. Lovingly built in 2013 by the current owners, it features premium finishes, including oak doors and woodwork, bespoke fixtures and fittings that create a truly luxurious family home.



5 Bed | 3 Bath | 231m2

THE HOUSE

The property offers spacious and versatile accommodation across two floors, featuring a welcoming entrance hall, formal living room, and an impressive open-plan family room/dining area/kitchen ideal for modern living. Additional ground floor accommodation includes a utility room, WC, and double integral garage. The first floor boasts a stunning galleried landing and four generous double bedrooms, two with dressing rooms, one featuring an en-suite shower room, plus a stylish family bathroom.

Modern conveniences include an alarm system and dual control heating system for optimal comfort and security.

Set within beautifully maintained walled gardens, the property benefits from extensive mono blocked driveway parking. The rear garden features a large patio area, manicured lawn, and established shrubs and trees. A versatile covered seating area can be fully enclosed or opened up for year-round enjoyment. A substantial outbuilding (4.3m x 5.3m) with light, power, a separate WC, and a storage cupboard, is currently utilised as a bar and games room but would equally serve as an ideal home office or workspace.





STRIKING IMPRESSIONS

Expansive front-facing room easily accommodating a super king bed and additional furniture. Featuring en-suite shower room featuring a side window, generous shower enclosure with thermostatic controls, toilet, vanity unit with sink, and vertical radiator all with matt black fixtures.

THE HEART OF THE HOME





A CLOSER LOOK







Collection

ALL ENQUIRIES

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