

186 Dean Road, Bo'ness, EH51 0HH



Please don't hesitate to contact us if you would like any more information, call 01506 82 82 82

# 186 Dean Road, Bo'ness, EH51 0HH

Immaculate Interior presented in a move in condition with a trendy colour scheme. This two-bed property has lots of space and would make an ideal first home or downsizes property. The list of new or almost new items is extensive but includes new internal doors, frames and skirting's. Some new ceilings, brand new kitchen, tiles, recent bathroom, new flooring's and so on.....

If you like cooking the new glossy kitchen has loads of work top space and 19 fitted units, plus room for a

dining area. In addition a washing machine, fridge/freezer and dishwasher are integral and a place for a tumble dryer.

Also.

The living room features a white oak laminate floor which gives it a really spacious feel. Feature fire place wall, chrome light switches.







The bathroom features a plaster ceiling with down lights, modern tiling and chrome towel rail.

The main bedroom has a large double wardrobe and TV point.

The front garden is low maintenance with some natural stone paving.

The rear garden is mainly lawn.

### **Property Facts**

Total size of floor space 70sq metres Year

Built aprox.1955

Council Tax Band: band. B

Home Report Value £85,000

EPC band: C

Broadband Connections: Yes - High Speed Fibre is available

Heating: Gas fired Central Heating &ndash; Combi with service contract

Double Glazing: Yes

Parking Arrangements: On road

Other Items: Cavity wall insulation



## Location

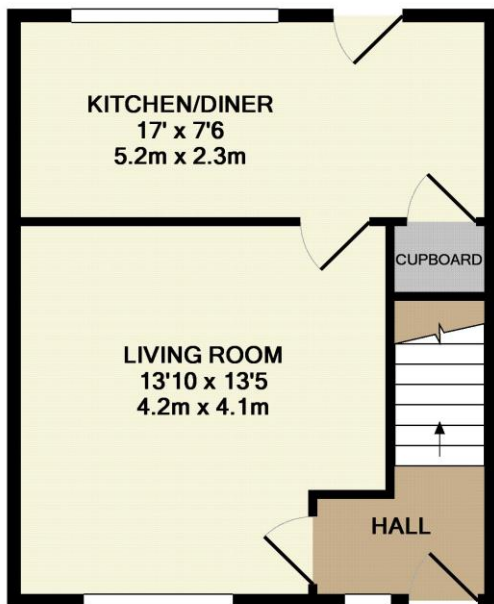
Bo'ness is very popular, especially with commuters. It combines a countryside location beside the Firth of Forth with easy access to Edinburgh, Stirling and Glasgow. There are convenient links to the M9 and the Central Belt road network. Linlithgow rail station and Edinburgh Airport are close by.

The surrounding area is rich in culture and history. There are excellent schools, health centres, shops, cinemas, swimming pools, golf courses, woodland parks and recreational opportunities. Bo'ness is a great place to live with its strong sense of community as reflected in the town's annual fair for children.

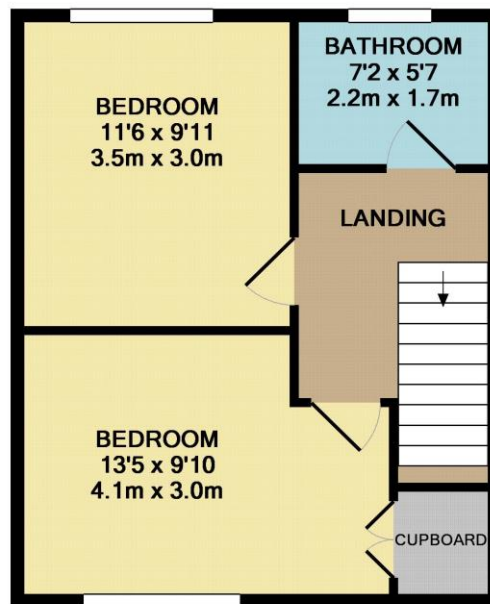








GROUND FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.5 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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