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## 34 Muirhead Crescent

Bo'ness, Bo'ness, EH51 9TH

Price £385,000



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## Description

FIXED PRICE £385 000

if you are looking for a spacious and elegant home that can accommodate your family and guests in comfort and style, look no further than the Jura. This stunning five bedroom home offers a superb living experience, with a generous open plan kitchen, utility, dining and family area that spans the entire rear of the property. This bright and airy space features French doors that open onto the garden, creating a seamless indoor-outdoor connection. The kitchen is fitted with high quality appliances and cabinets, and the utility room provides extra storage and laundry facilities. The separate lounge is a cosy and inviting room, with a large bay window and internal doors that lead to the family area, allowing you to create a flexible and versatile space. A downstairs WC and a double integral garage complete the ground floor.

Upstairs, you will find five well-proportioned bedrooms and a family bathroom with a separate shower. The master bedroom is a true sanctuary, with a built in wardrobe and an en-suite shower room. The second bedroom also has an en-suite shower room, making it ideal for guests or older children. The other three bedrooms are served by the family bathroom, which has a contemporary design and quality fittings. The landing is a beautiful feature of this home, with a 3/4 gallery that overlooks the entrance hallway.

This beautiful family home is presented to the market in truly walk in condition and viewing is the only way to fully appreciate the standard and space

that this property offers. It further benefits from gas central heating, double glazing, 5 years HNBC, excellent storage and fresh neutral decor.

## Outside

This property is situated on a good sized corner plot with low maintenance gardens that feature artificial grass for a green and tidy look. The front of the house has a spacious driveway that can accommodate several vehicles and leads to a double garage. The garage is equipped with power and can be used as a workshop or for extra storage. The garage can also be accessed from the hallway inside the house, making it convenient and secure.

## Bo'ness

The expanding town of Bo'ness has amenities to meet every day needs, including schools at both Primary and Secondary levels located within walking distance. Attractions in the town include the Bo'ness & Kinneil Railway, Kinneil House, Hippodrome art deco cinema and Antonine wall. Bo'ness is also ideally placed for the commuter with major access roads allowing ease of movement outwith the area. It is also worth noting the proximity to Linlithgow, which provides additional shopping and recreational facilities and a railway station with regular services to Edinburgh, Glasgow and beyond.

## Lounge

11'10" x 15'3" (3.62 x 4.66)

## Dining Room

12'1" x 9'10" (3.70 x 3.00)

## Kitchen Breakfast Room

21'7" x 9'10" (6.6 x 3.00)

Tel: 01501 733200



Utility Room  
5'10" x 5'1" (1.80 x 1.55)

WC  
6'4" x 5'8" (1.95 x 1.75)

Garage

Master Bedroom  
16'4" x 12'7" (5.00 x 3.85)

En Suite  
6'11"x 5'11" (2.12x 1.82)

Bedroom 2  
10'0" x 12'0" (3.07 x 3.68)

En Suite 2  
4'6" x 5'2" (1.38 x 1.58)

Bedroom 3  
9'10",29'6" x 7'4" (3,9 x 2.26)

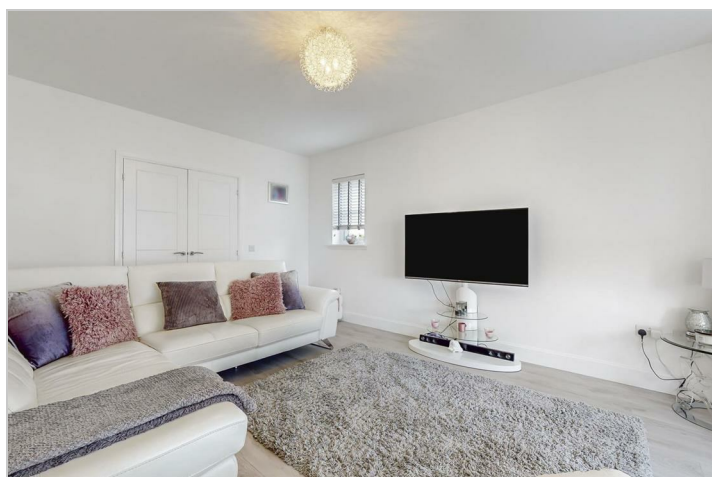
Bedroom 4  
12'2" x 9'10" (3.73 x 3.00)

Bedroom 5  
12'1" x 8'6" (3.7 x 2.60)

Bathroom  
8'6" x 6'2" (2.6 x 1.9)

### Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).



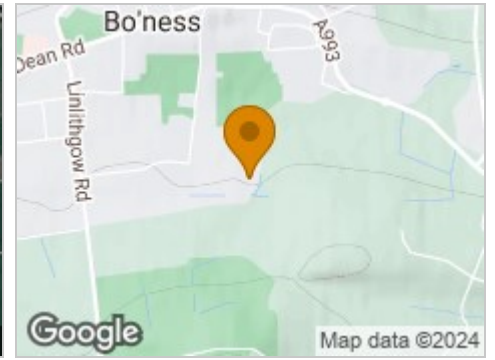
## Road Map



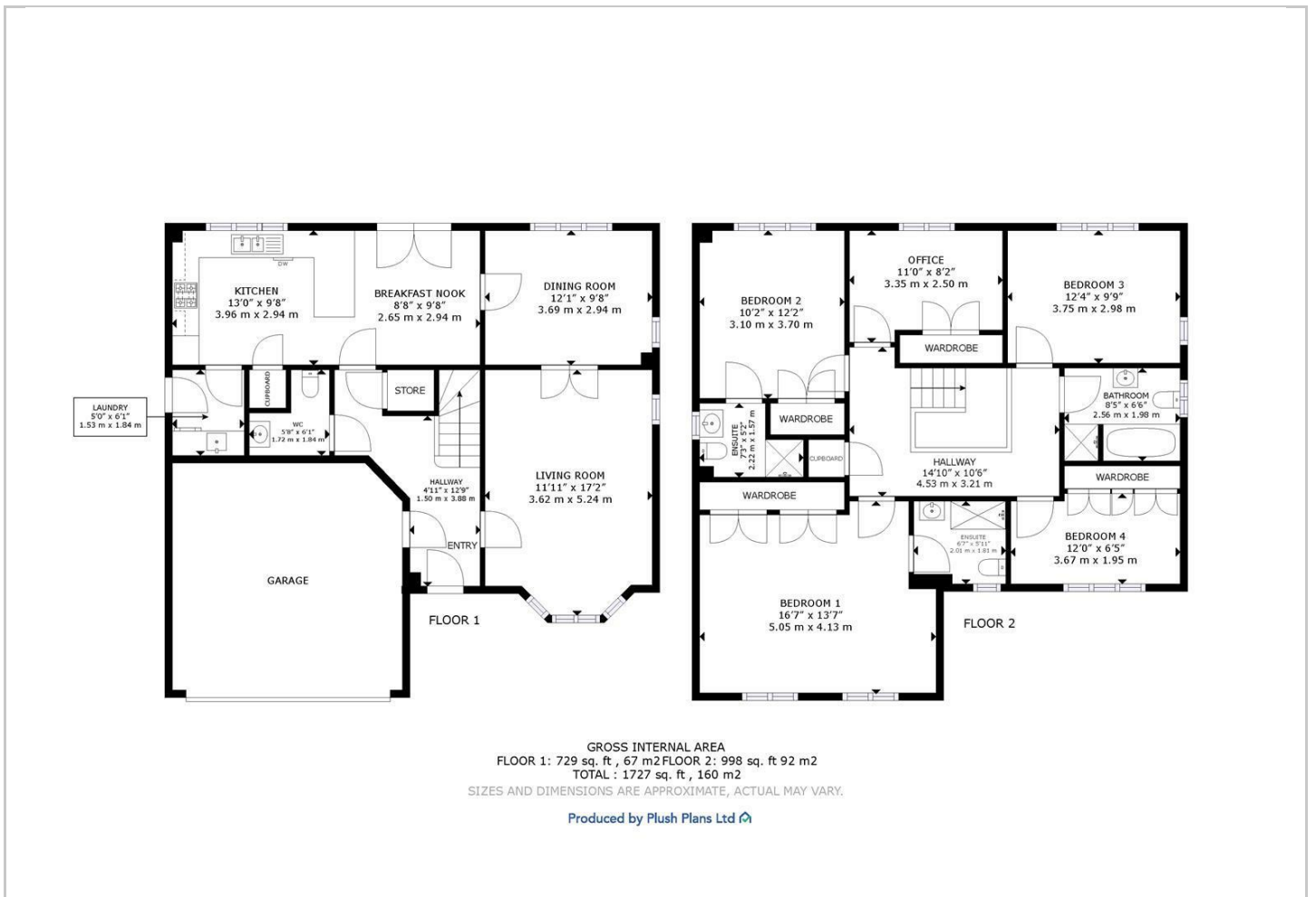
## Hybrid Map



## Terrain Map



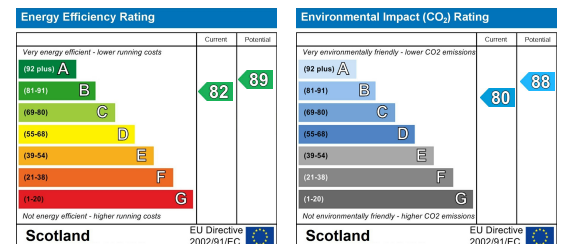
## Floor Plan



## Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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