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37 Willow Dell

Bo'ness, EH51 0NU

Offers over £225,000



37 Willow Dell, Bo'ness: A Spacious Semi-Detached Family Home

Situated in a popular and sought-after locale, this delightful property is just a short distance from Deanburn Primary School. 37 Willow Dell offers comfortable family living and is presented to the market in walk-in condition.



Description

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Key Features:

Warm and Welcoming Reception Hallway: As you enter the property, you'll be greeted by a reception hallway that exudes warmth. It also features a convenient built-in cloakroom.

Naturally Light Lounge: The lounge is bathed in natural light, creating an inviting atmosphere. A feature fireplace with a log effect gas fire serves as the focal point.

Open-Plan Dining Room: The lounge seamlessly flows into the spacious dining room, which boasts French doors leading to the rear garden.

Modern Fitted Kitchen: The kitchen is equipped with ample storage units, complementary worktops, a gas hob, an electric oven, washing machine and tumble dryer. The integrated fridge freezer adds convenience.

Three Double Bedrooms: The upper level houses three generously sized double bedrooms. Bedrooms one and two come with built-in storage.

Stylish Bathroom: The bathroom features a three-piece suite with a shower above the bath.

External Features:

Child-Friendly Low Maintenance Garden: The rear garden is spacious and primarily laid to lawn, perfect for family enjoyment.

Timber Decking Area: To the rear of the garage

Ample Off-Street Parking: The driveway provides plenty of space for parking and gives convenient access to the garage.

37 Willow Dell offers a comfortable and practical family lifestyle, making it an ideal choice for those seeking a well-presented home in a desirable location. Arrange a viewing today!

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 13'5" x 12'5" (4.1 x 3.8)

Dining Room 11'5" x 9'10" (3.5 x 3.00)

Kitchen 11'5" x 8'10" (3.5 x 2.7)

Bedroom 1 12'9" x 10'2" (3.9 x 3.1)

Bedroom 2 9'4" x 12'4" (2.85 x 3.77)

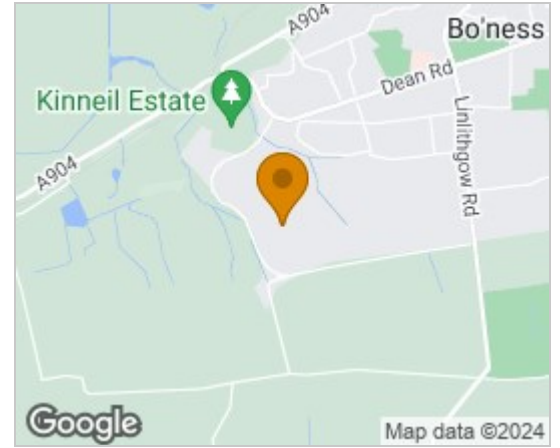
Bedroom 3 9'10" x 8'6" (3.02 x 2.60)

Bathroom 6'2" x 6'4" (1.9 x 1.95)

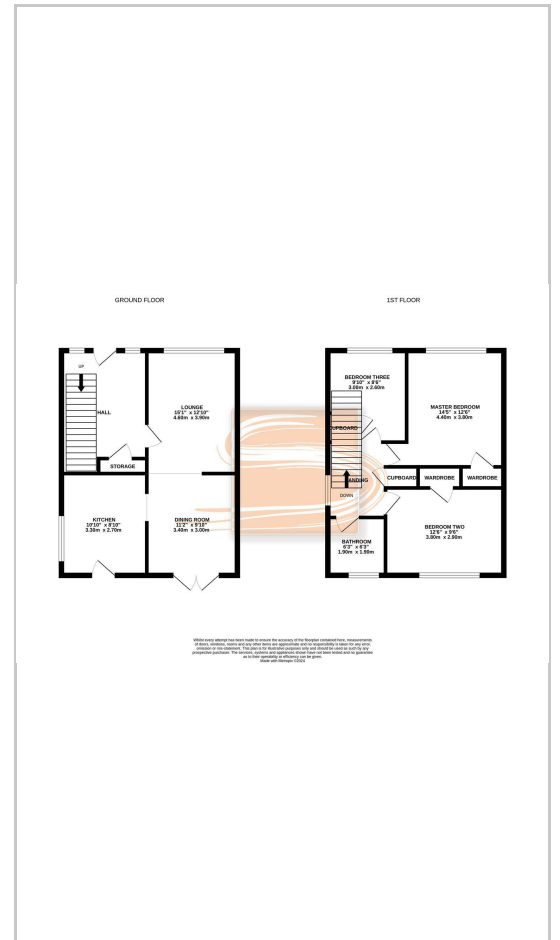
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

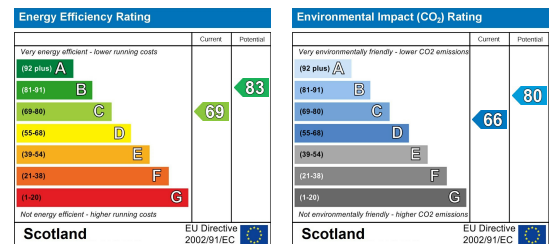
Area Map



Floor Plans



Energy Efficiency Graph



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