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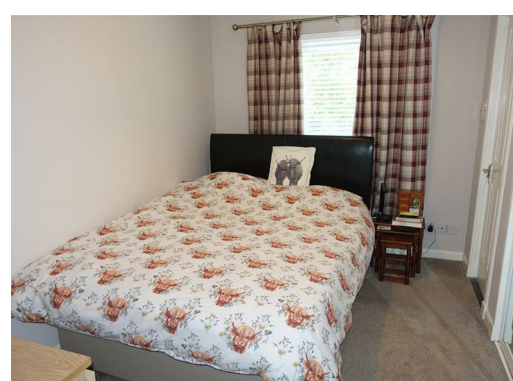
20 Drum Farm Lane

Bo'ness, EH51 9RJ

Offers over £260,000



Nestled within a highly sought-after and tranquil residential development in the charming town of Bo'ness, this beautifully presented four-bedroom detached home offers the perfect blend of modern living and commuter convenience



Description

Stunning 4-Bedroom Detached Family Home in Bo'ness

Nestled within a highly sought-after and tranquil residential development in the charming town of Bo'ness, this beautifully presented four-bedroom detached home offers the perfect blend of modern living and commuter convenience. Bo'ness boasts a diverse mix of housing and is ideally situated for travel, with Linlithgow's mainline railway station providing swift access to Edinburgh and Glasgow, while the nearby M9 motorway connects you effortlessly to central Scotland.

Ground Floor Features:

- A welcoming reception hallway with staircase to the upper level
- Spacious, contemporary lounge positioned at the front of the property
- Elegantly decorated dining room overlooking the manicured rear garden
- Generously sized modern kitchen with ample cupboard space and direct garden access
- Stylish ground floor WC finished to an exceptional standard

Upper Level Features:

- Four well-proportioned bedrooms, including a master with a sleek tiled en-suite shower room
 - Built-in wardrobes and plentiful storage throughout
 - Family-sized bathroom with white suite, bath and overhead shower
- Additional Benefits:
- Double glazing and gas central heating throughout
 - Extensive storage including attic access via a Ramsay ladder
 - Private rear garden ideal for family gatherings or quiet relaxation
 - Driveway providing off-street parking

This exceptional home is perfect for families seeking comfort, space, and accessibility in a peaceful setting. Early viewing is highly recommended to appreciate all that this property has to offer.

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 14'9" x 14'9" (4.52 x 4.5)
- Dining Area 9'0" x 8'6" (2.75 x 2.6)
- Kitchen 13'9" x 11'10" (4.2 x 3.62)
- WC 3'11" x 3'4" (1.2 x 1.03)
- Bedroom 1 11'5" x 8'1" (3.5 x 2.48)
- En Suite 6'4" x 5'10" (1.95 x 1.8)
- Bedroom 2 8'11" x 8'9" (2.74 x 2.67)
- Bedroom 3 11'5" x 7'4" (3.5 x 2.26)
- Bedroom 4 8'9" x 6'6" (2.67 x 2.00)
- Bathroom 8'9" x 4'10" (2.67 x 1.49)

Contact Us

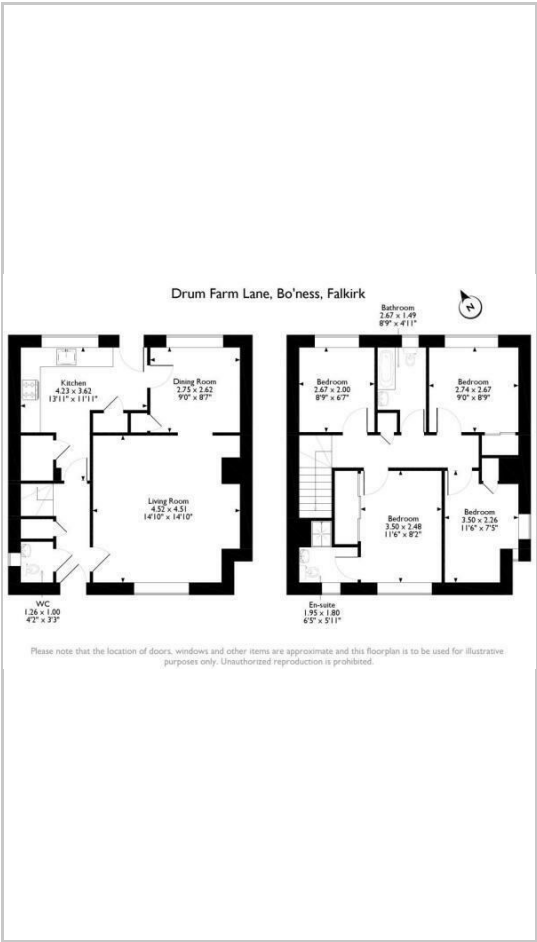
To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

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Area Map



Floor Plans



Energy Efficiency Graph

