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49 Woodlands Drive

Bo'ness, EH51 0NT

Offers over £220,000



Nestled in a quiet cul-de-sac and just a short stroll from Deanburn Primary School, this well-presented semi-detached property offers both immediate comfort and exciting potential for personalisation. Perfectly suited for families or those seeking flexible living space, this home is ready to move into while offering scope to make it truly your own.



Description

49 Woodlands Drive, Bo'ness
Spacious Semi-Detached Home in a Peaceful Cul-de-Sac Setting

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Ground Floor Highlights

Welcoming Entrance Hall with a walk-in cupboard and under-stair storage

Bright Front-Facing Lounge filled with natural light

Spacious Fitted Kitchen featuring ample base and wall units, complementary worktops, gas hob, double wall-mounted ovens, and integrated dishwasher. French doors open directly to the rear garden

Versatile Dining Room overlooking the garden—ideal as a fourth bedroom or home office

Modern Shower Room completing the lower level

Upper Level Features

Three Generous Bedrooms, with bedrooms 1 and 3 offering stunning views of the Forth Estuary

Built-In Storage in bedrooms 2 and 3

Family Bathroom with shower over the bath

Outdoor Space & Extras

Enclosed Rear Garden mainly laid to lawn—perfect for children, pets, or summer entertaining

Driveway & Garage providing off-street parking and additional storage

Gas Central Heating throughout

This property combines a peaceful location with practical living and future potential. Early viewing is highly recommended to fully appreciate the lifestyle and opportunity on offer at 49 Woodlands Drive.

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 14'3" x 10'2" (4.35 x 3.12)

Kitchen 9'10"x 14'9" (3.00x 4.5)

Dining Room / 4th Bedroom 10'0" x 8'8" (3.05 x 2.65)

Shower Room 4'3" x 6'9" (1.3 x 2.06)

Bedroom 1 13'10" x 8'8" (4.24 x 2.65)

Bedroom 2 11'5" x 10'2" (3.5 x 3.1)

Bedroom 3 10'9" x 7'8" (3.3 x 2.34)

Bathroom 5'11" x 6'2" (1.82 x 1.9)

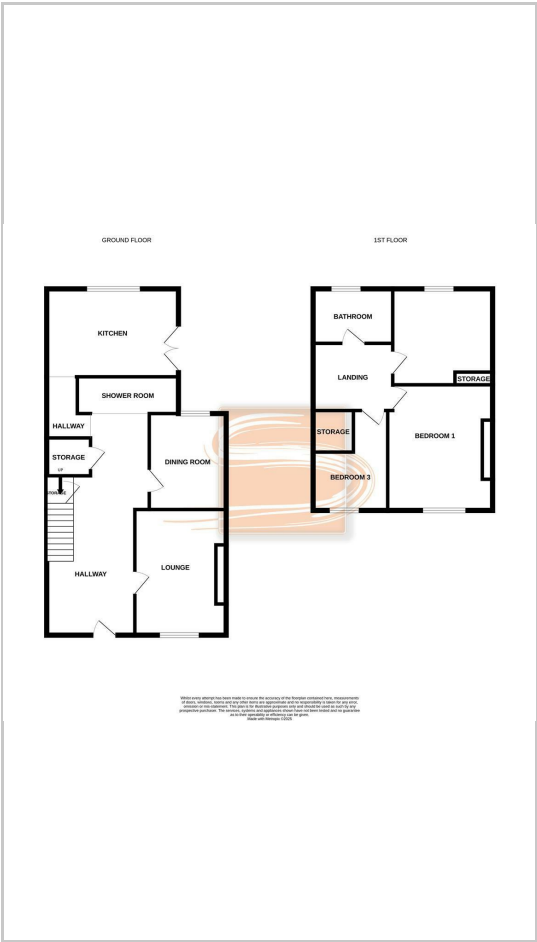
Contact Us

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

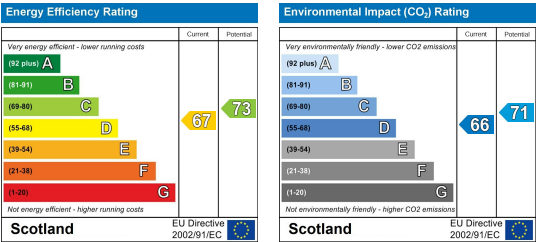
Area Map



Floor Plans



Energy Efficiency Graph



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