



Spacious, two-bedroom semi-detached home set within a quiet cul-de-sac



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present Hadrian Way to the market. This well-presented home is positioned within a quiet cul-de-sac in a popular and established residential setting, offering generous accommodation arranged over two levels and a layout that will appeal to a broad range of buyers.

THE LIVING/DINING ROOM



The entrance hallway is bright and welcoming, finished in light neutral tones that continue throughout much of the property. From here, you move into the main living and dining area, a spacious room that comfortably accommodates both lounge and dining furniture. The décor is modern and understated, with neutral walls and contemporary flooring creating a fresh and well-maintained feel. A wall-mounted fire and media feature provides a focal point while retaining a sense of space and practicality.



The dining area sits naturally within the open plan layout and enjoys good natural light, making it well-suited to both everyday living and entertaining. The proportions allow flexibility in how the space is arranged to suit individual requirements.



THE KITCHEN



The kitchen is positioned to the rear and fitted with a range of wood-effect units and complementary worktops, providing ample storage and preparation space. Neutral finishes ensure the room is both functional and easy to maintain, with direct access to the garden enhancing the flow of the ground floor.





Upstairs, the landing provides access to two well-proportioned bedrooms. The principal bedroom benefits from generous floor space and built-in storage, while the second bedroom is also a comfortable size and can adapt to a variety of uses. Both rooms continue the cohesive, neutral décor found throughout the home. The bathroom is neatly presented and comprises a bath with a shower over, a wash hand basin and a WC, completing the internal accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, the property enjoys garden ground to the front, side and rear, offering a combination of lawn and patio areas and providing excellent outdoor space for a variety of needs. The setting within the cul-de-sac adds to the sense of privacy and reduced traffic flow.

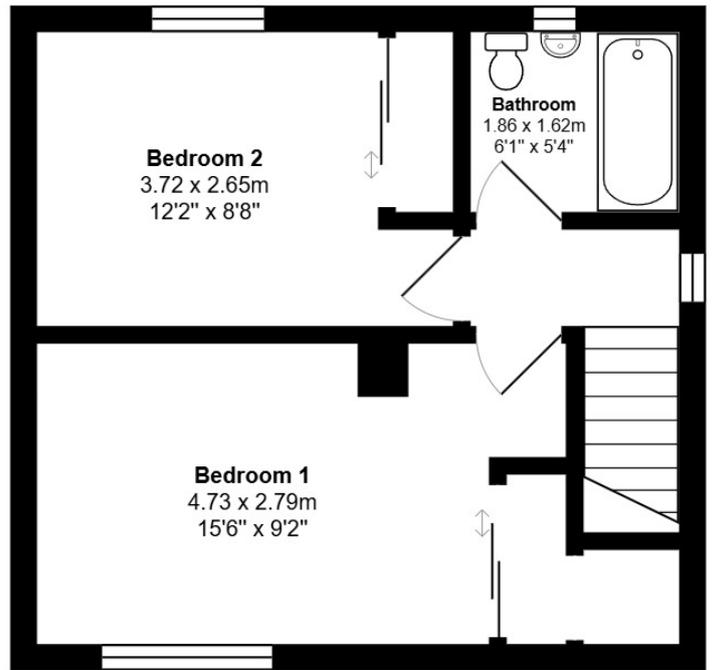
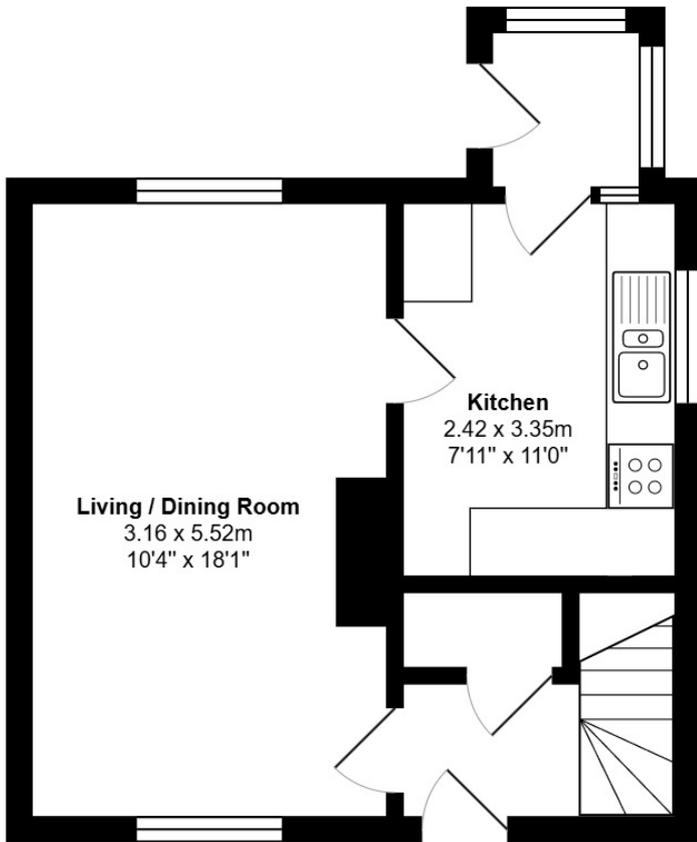
The location is particularly convenient, with a wide range of local amenities, shops and schooling at all levels within easy reach. Excellent road links provide straightforward access towards both Edinburgh and Glasgow, making this an attractive option for commuters.

Overall, this is a well-maintained and thoughtfully presented home in a sought-after residential area, and early viewing is advised to fully appreciate the space and setting on offer.

EXTERNALS

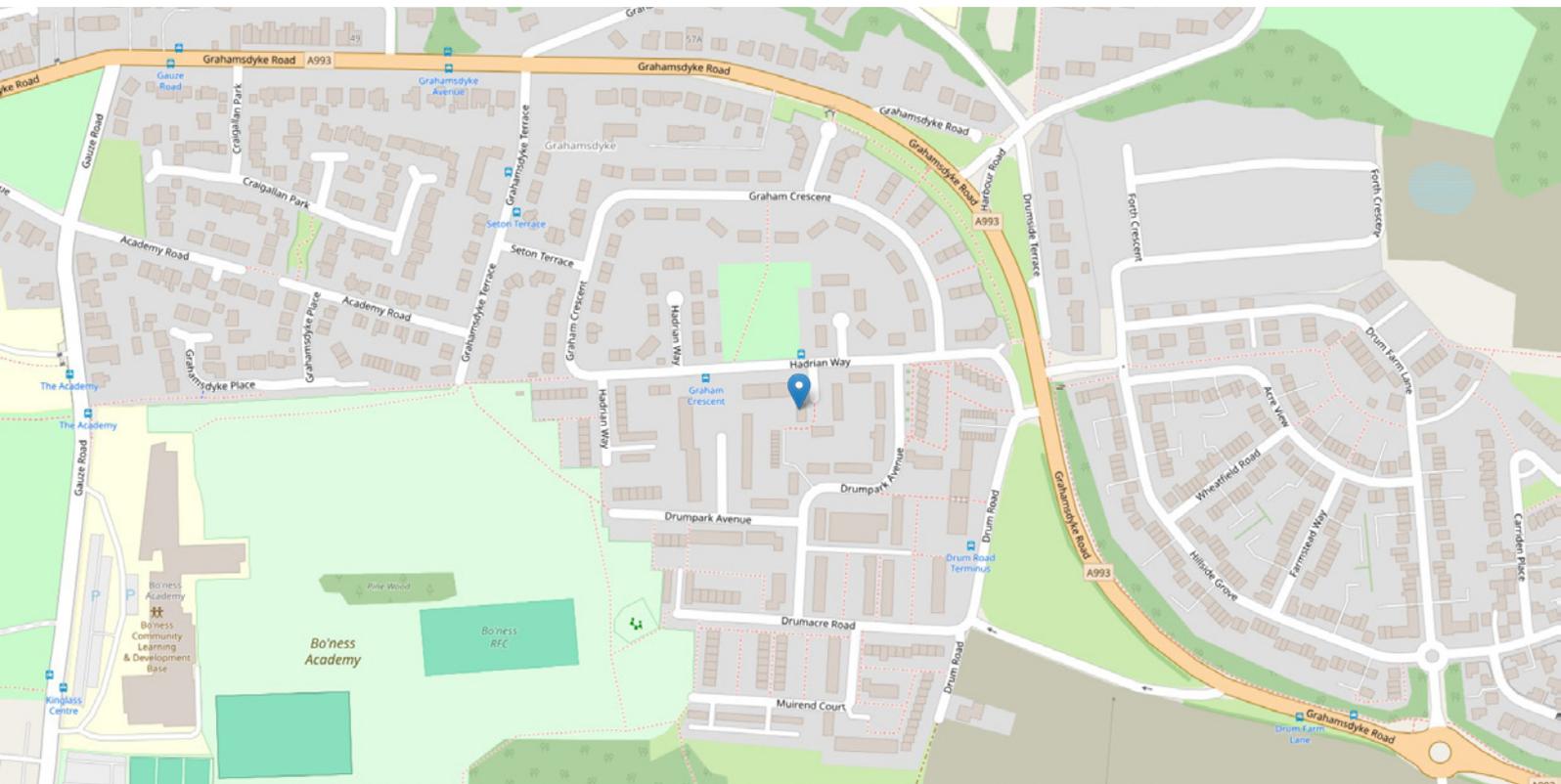


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | EPC Rating: D



THE LOCATION

This property enjoys a well-positioned setting within Bo'ness, a coastal community with a warm neighbourhood feel and a wide range of amenities close by. From Hadrian Way you are only moments from everyday conveniences, including a choice of supermarkets such as Tesco and Lidl, alongside local shops, cafés, takeaways and services that support effortless daily living. Bo'ness town centre itself offers a varied mix of independent retailers, character cafés and essential services within a charming conservation area. The town's heritage and civic spaces, including Bo'ness Library, the Hippodrome Cinema and local parks, provide cultural interest and regular community activity.





Families are well accommodated with schooling at all levels close to hand. Primary schools such as Grange Primary and Bo'ness Academy for older pupils are within easy reach, while healthcare needs are supported by nearby GP practices and a local hospital.

For those on the move, the location also delivers good connectivity. Road links from Bo'ness provide practical access towards the M9 and wider central belt routes, supporting straightforward travel to Edinburgh, Falkirk and Glasgow. Immediate bus services serve the town, and rail connections are available from neighbouring stations, making this a convenient base for commuters.

Bo'ness further benefits from a strong sense of community and an attractive mix of outdoor attractions from local parks to coastal walks and scenic heritage routes, all contributing to a balanced lifestyle of convenience, leisure and connectivity.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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