

# 12 Ochilview Terrace

BO'NESS, FALKIRK, EH51 0LB



Perfect first-time buyer, three-bed home,  
with driveway and flexible spaces



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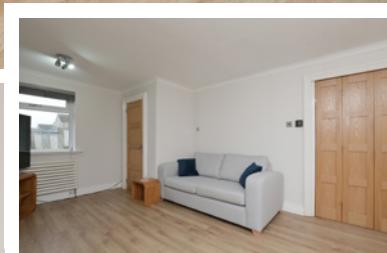
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McEwan Fraser Legal is delighted to present Ochilview Terrace to the market. This well-presented three-bedroom terraced home is set within a popular and rarely available area.

You arrive at a paved driveway to the front, setting a practical tone from the outset. Stepping inside, the entrance hallway feels bright and welcoming, finished in soft neutral tones with light flooring that flows through much of the ground level. The décor is clean and modern, creating a calm backdrop that allows furniture to sit comfortably without overpowering the space.

# THE LIVING ROOM

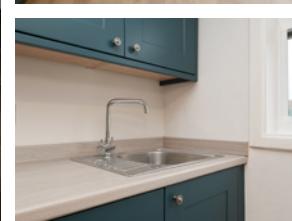


From the hallway, you move through into the main living room, positioned at the front of the property. This is a generous, well-proportioned space with large windows drawing in natural light. The colour palette continues in crisp whites and warm neutrals, giving the room a fresh, airy feel that works equally well for everyday living or relaxing in the evening.

# THE KITCHEN



To the rear, the kitchen has been thoughtfully upgraded and forms the heart of the home. Contemporary cabinetry in rich, modern tones is paired with light worktops and integrated appliances, creating a stylish yet functional space. There is ample room for dining, making this an ideal area for family meals or entertaining. The décor here feels cohesive and well considered, balancing warmth with a modern edge. The kitchen also provides access to the garden.

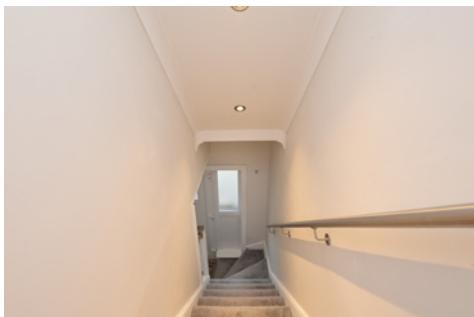
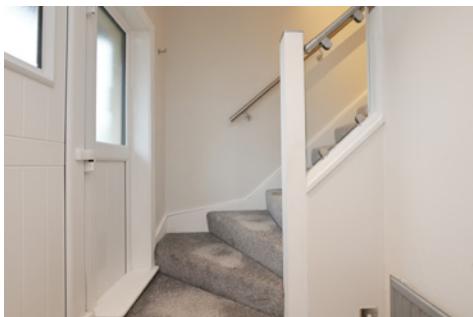


# THE UTILITY & WC



Just off the kitchen, a separate utility area adds valuable practicality, keeping appliances neatly tucked away and maintaining the clean aesthetic of the main living spaces. A convenient downstairs WC completes the ground floor, finished in a modern style with complementary tiling and fittings.





Heading upstairs, the first floor continues the same neutral, move-in-ready presentation. The principal bedroom is a comfortable double, decorated in soft tones that enhance the sense of space and light. The second bedroom is another well-sized double, equally versatile for family use or guests. The third bedroom works well as a child's room, home office or dressing room, again finished in calm, neutral colours.

The family bathroom has been modernised and is fitted with a contemporary suite, including a walk-in shower. Clean lines, modern tiling and understated colours give the space a fresh, hotel-inspired feel.

From the upper landing, access leads to the attic level. This space is currently utilised for storage and hobbies and benefits from natural light via roof windows.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# THE ATTIC



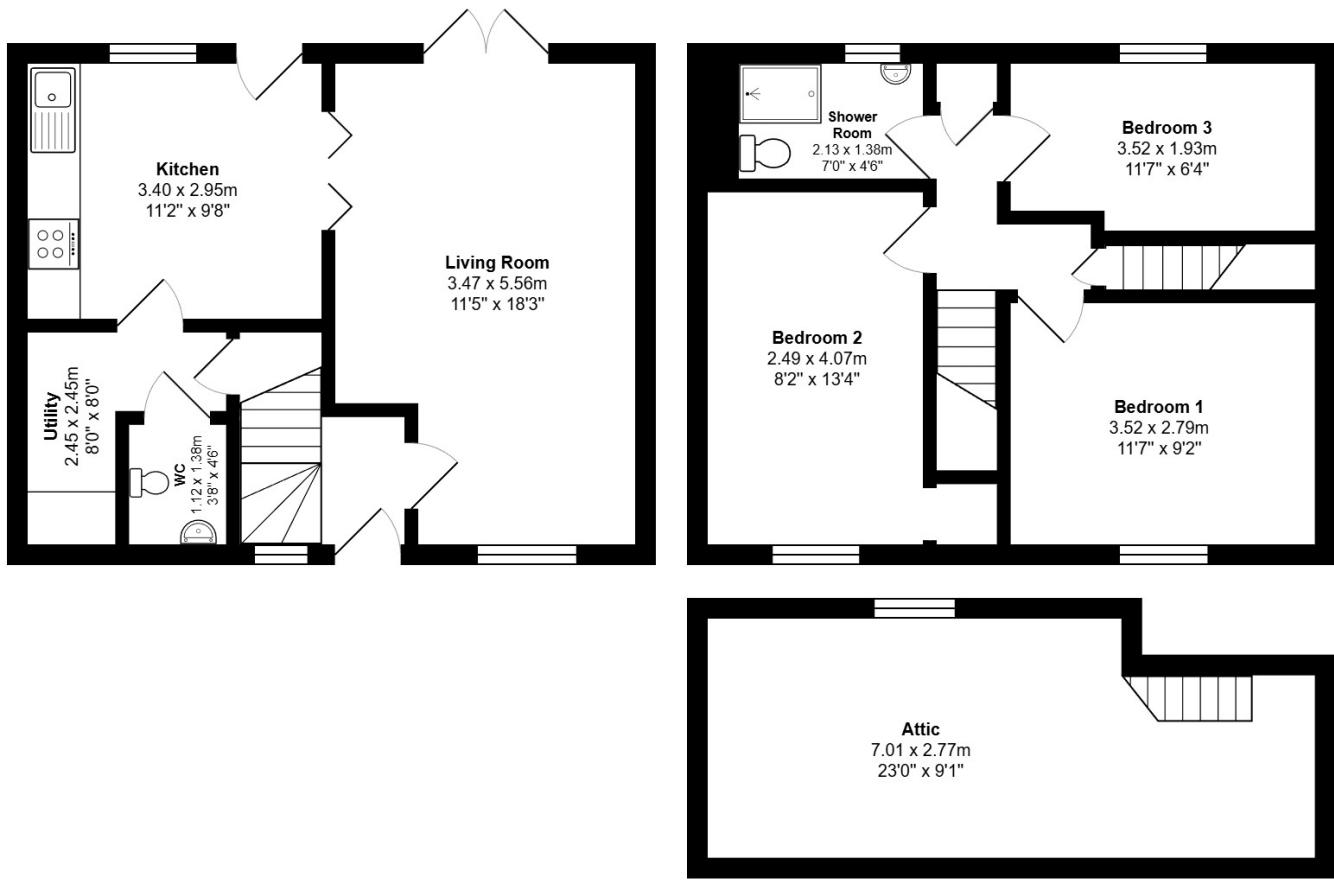
Externally, the rear garden is fully enclosed and laid out for ease of maintenance, with a mix of fresh decking and lawn creating a great space for outdoor dining, children's play or relaxing in warmer months. The garden feels private and well-proportioned for a property of this style.

Overall, 12 Ochilview Terrace offers a well-balanced home with modern décor, practical layout and excellent everyday usability. A strong option for first-time buyers, young families or those looking for a well-finished home within a popular Bo'ness location.

## EXTERNALS

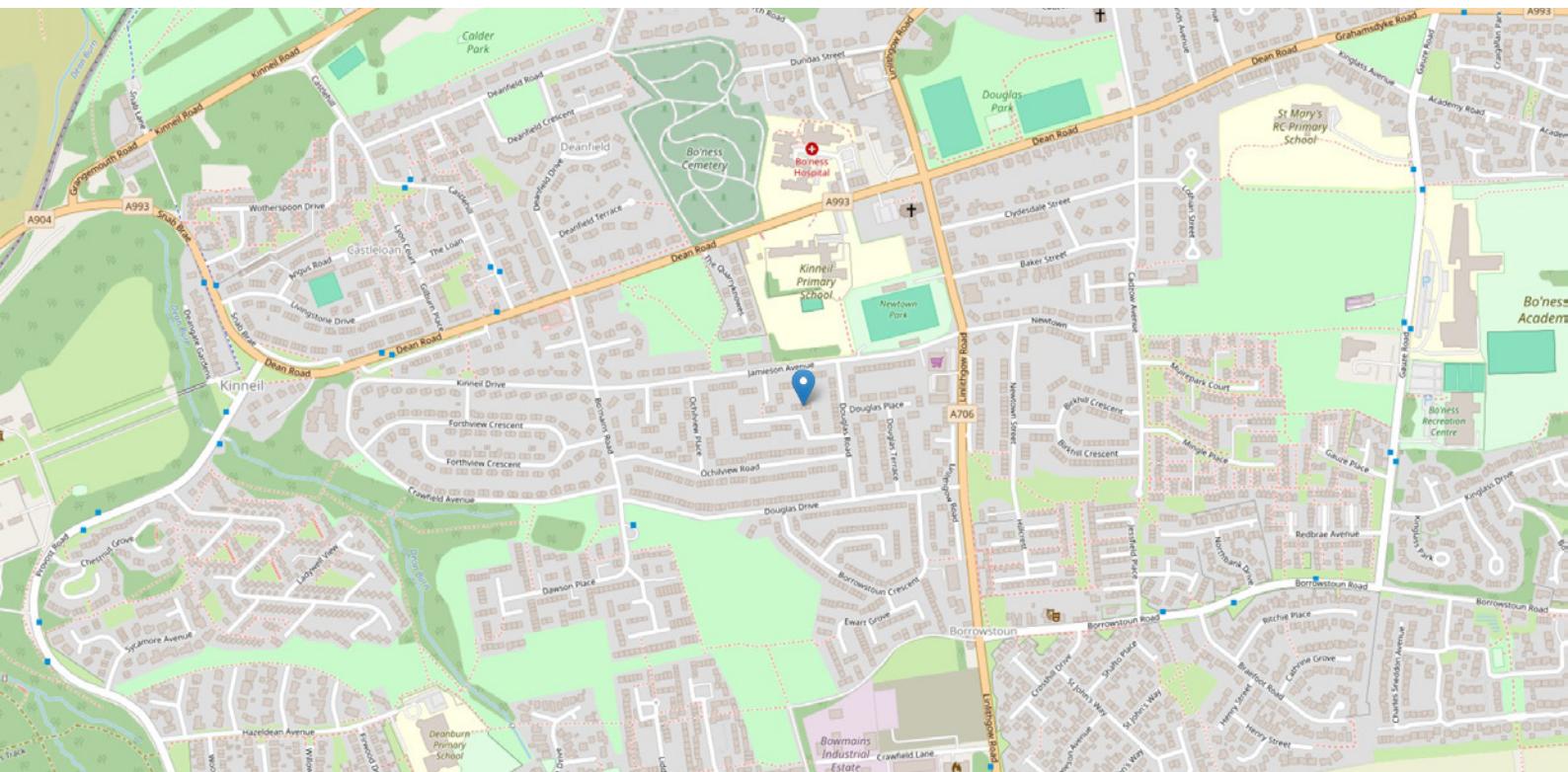


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Ochilview Terrace sits within a well-established residential pocket of Bo'ness, a popular coastal town offering a strong sense of community alongside excellent day-to-day convenience. The area is particularly well regarded with families and first-time buyers, thanks to its settled feel, open green spaces and easy access to local amenities.





Bo'ness provides a good range of shops, cafés, supermarkets and local services, all within easy reach of the property. Schooling is well catered for, with a selection of nurseries, primary and secondary schools nearby, making the area a practical choice for growing families. Leisure facilities, coastal walks and the Bo'ness foreshore add to the lifestyle appeal, offering plenty of outdoor space to enjoy year-round.

For commuters, the location is well-positioned. Road links connect quickly to Falkirk, Linlithgow and Grangemouth, with onward access to the M9 and M8 allowing straightforward travel across the Central Belt to Edinburgh and Glasgow. Falkirk and Linlithgow train stations are both easily accessible, providing regular rail services to major city centres.

Overall, Ochilview Terrace offers a convenient and well-connected setting, combining everyday amenities, schooling and transport links with a relaxed residential atmosphere.



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