

20 Carriden View, EH51 9DQ

Bo'ness -

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Thoughtfully extended, this impressive terraced home offers the perfect balance of stylish contemporary living and practical family space. From the moment you step through the front door, it's clear this is a home that has been lovingly maintained and designed with modern family life in mind.

Set back from the road with a private driveway, the property enjoys an attractive approach with a neatly laid front garden and a welcoming patio area, creating an inviting first impression before you even step inside.

The entrance vestibule immediately sets the tone for the home, leading through to a welcoming hallway that effortlessly connects the principal living accommodation. The layout has been carefully considered, offering both flexibility and functionality to suit a variety of lifestyles.

To the front of the property, the lounge is a wonderfully bright and relaxing space. Large floor-to-ceiling patio doors flood the room with natural light while providing direct access to the front garden, creating a seamless connection between inside and out. Tastefully decorated in calming tones, it's the perfect place to unwind after a busy day or enjoy cosy evenings with family.

Without doubt, the heart of the home is the impressive extended kitchen and dining room. Designed for modern living, this fantastic space is equally suited to busy family breakfasts, entertaining friends or simply spending quality time together. Contemporary base and wall units are complemented by integrated appliances, creating a sleek, streamlined finish, while the skylight enhances the feeling of light and space throughout. There is ample room for a generous family dining table, making this an area where everyone naturally comes together. A door leads to the rear garden, allowing indoor and outdoor living to blend effortlessly during the warmer months.

The ground floor also benefits from a versatile third bedroom. Whether utilised as a guest bedroom, home office, children's playroom, gym or second sitting room, this adaptable space offers excellent flexibility to meet changing family needs. Sliding doors provide direct access to the rear garden, further enhancing its appeal.

Completing the ground floor is a beautifully styled cloakroom. Finished with a contemporary white suite, a striking blue circular wash hand basin, heated towel rail and bold zebra-print wallpaper, it demonstrates the owners' eye for design and attention to detail.

A carpeted staircase leads to the upper landing, where the boiler is conveniently housed and access is provided to the partially floored loft, offering valuable additional storage.

The principal bedroom is a peaceful retreat overlooking the front of the property. Fresh decor, a stylish feature papered wall and fitted mirrored wardrobes create a calm and elegant atmosphere, while the luxury of a private en-suite shower room adds a touch of everyday convenience. Finished with modern wall and floor tiling, the en-suite comprises a shower cubicle, wash hand basin and WC.

The second bedroom is another generously proportioned double room and enjoys the beautiful open outlook to the rear. Light, bright decor creates an inviting space, with ample room for a double bed and free-standing furniture, making it ideal for family members or overnight guests.

The family bathroom has been beautifully finished in a timeless contemporary style, offering an elegant space to relax and unwind. A particularly useful built-in storage cupboard provides the perfect place to keep towels, bedding and everyday essentials neatly tucked away.

Externally, the rear garden is a true haven. Fully enclosed and enjoying an open outlook beyond, it offers an exceptional level of privacy and a wonderfully peaceful setting that's becoming increasingly difficult to find. Low maintenance artificial lawn combines with a paved patio to create the perfect outdoor space for summer dining, entertaining or simply enjoying a quiet morning coffee while taking in the surroundings. Two garden sheds are also included, providing excellent additional storage.

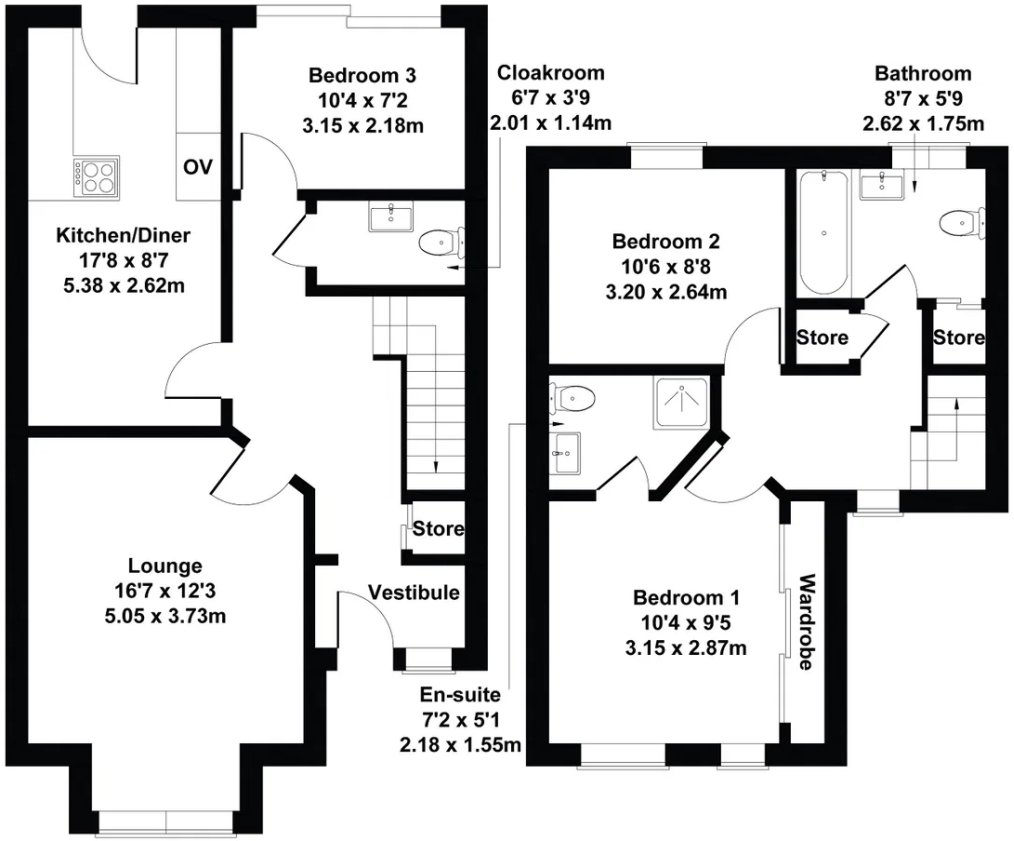
Further benefits include gas central heating with a boiler upgraded in 2023 and double glazing throughout.

20 Carriden View is a home designed around the way families live today. With generous accommodation, flexible living spaces, stylish interiors and a peaceful setting, it offers buyers the opportunity to simply move in, unpack and start making memories from day one.

Extras: floor coverings, blinds, curtains, integrated white goods in the kitchen, free-standing freezer in the shed, x2 garden sheds (no warranty)

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Approximate Gross Internal Area
1020 sq ft - 95 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026
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