



2 Deanfield Place, Bo'ness
£180,000



2 Deanfield Place

Bo'ness

Spacious three-bedroom semi-detached home with drive, modern kitchen, generous lounge, family bathroom, extra shower room, built-in storage, and gas central heating.

Freehold. No factor fee.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Front Porch

6' 3" x 10' 0" (1.91m x 3.04m)

Enter via a white fully glazed UPVC door, the porch features white painted walls, two flush-mounted feature ceiling lights and a neutral tiled floor. A further glazed UPVC door provides access into the main house.

Lounge

13' 9" x 14' 0" (4.18m x 4.27m)

A spacious and bright reception room featuring a large window to the front of the property, allowing plenty of natural light. The room has blue painted walls with a neutral feature wallpapered wall, complemented by beige/brown carpeting. A feature fireplace with white surround, brickwork and tiled detailing creates an attractive focal point. Further features include a modern feature ceiling pendant light, medium-sized radiator and useful storage cupboard housing the boiler. White glazed doors provide access to the hallway and kitchen.





Kitchen

8' 11" x 10' 5" (2.73m x 3.17m)

A spacious and well-appointed modern kitchen featuring a large window to the rear of the property, providing excellent natural light. The kitchen comprises a range of grey shaker-style cabinets with ample storage, complemented by a grey marble-effect laminate worktop and black composite sink with chrome mixer tap. Integrated appliances include a fridge and dishwasher, together with a Zanussi electric oven, ceramic hob and extractor fan. There is also designated space for a washing machine and generous room for a dining table, making this a practical and sociable space. The room is finished with white painted walls, white ceiling spotlights and stylish grey vinyl herringbone flooring. A white panelled door provides access to the rear hallway.

Shower Room

6' 5" x 5' 7" (1.96m x 1.70m)

An unfinished shower room project, offering an excellent opportunity for the new owner to complete to their own specification. A white shower tray has been fitted, with plumbing in place ready for the installation of a WC and wash hand basin. The room benefits from freshly plastered walls, new UPVC double-glazed windows to the side and rear of the property, and white ceiling spotlights.



Rear Hall

5' 2" x 3' 10" (1.58m x 1.17m)

The rear hallway features white painted walls and stylish grey herringbone-effect vinyl flooring. There is a useful large pantry cupboard providing excellent additional storage, along with a central ceiling pendant light. Access to shower room. A new fully glazed white UPVC door provides access to the rear of the property.



Hall

The welcoming hallway features a small window to the side of the property, a medium-sized radiator and central ceiling pendant light. There are two useful storage cupboards, including a large under-stair cupboard and a further cupboard currently used as a cloakroom. The hallway is finished with white wallpapered walls, complemented by a feature wallpapered wall, and oak-effect laminate flooring. A glazed door provides access to the lounge.

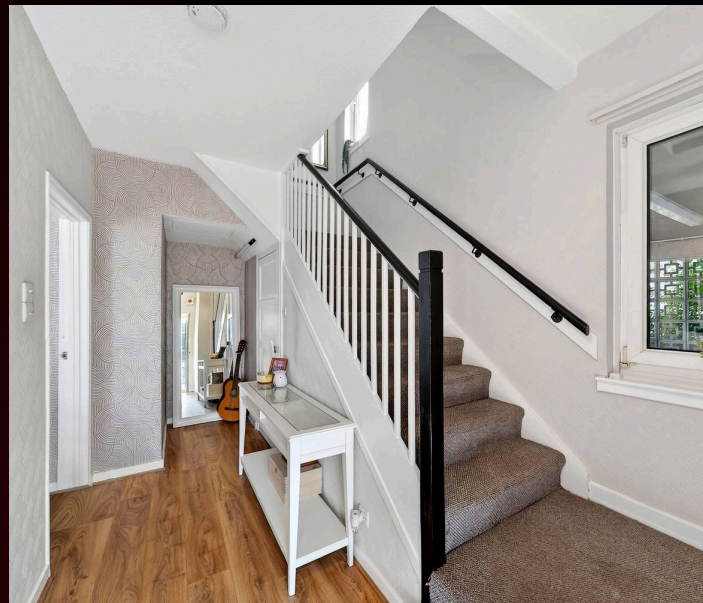
Stairs & Landing

The staircase and landing are finished with brown/beige carpeting and white wallpapered walls. A small side-facing window at the top of the stairs provides natural light, complemented by two ceiling pendant lights. The landing provides access to the bathroom and three bedrooms, together with loft access.

Bedroom One

12' 2" x 12' 2" (3.72m x 3.71m)

A bright and spacious double bedroom featuring a large front-facing window, allowing plenty of natural light into the room. The bedroom benefits from a built-in wardrobe and dressing table, providing useful storage and dressing space. Finished with white painted walls, beige/brown carpeting and a central ceiling pendant light.





Bedroom Two

12' 6" x 12' 2" (3.81m x 3.70m)

A spacious double bedroom featuring a large window to the front of the property, providing plenty of natural light. The room benefits from a built-in wardrobe, radiator and ample space for additional freestanding furniture. Finished with pink painted walls and a charming feature wall with bunny-patterned wallpaper, complemented by beige/brown carpeting and a ceiling pendant light.

Bedroom Three

10' 8" x 12' 0" (3.25m x 3.66m)

A generously proportioned double bedroom featuring a medium-sized rear-facing window. The room is tastefully decorated with elegant green painted walls and a charming alcove painted in a soft pink, creating an attractive feature. Further benefits include a built-in shelved storage cupboard, radiator and ample space for freestanding furniture. The room is finished with neutral carpeting and a central ceiling pendant light.

Bathroom

7' 1" x 4' 8" (2.15m x 1.43m)

Accessed via a stylish sliding barn door, this bathroom features a small rear-facing window providing natural light. The suite comprises a white bath with chrome mixer tap and shower hose, a white WC and wash hand basin with useful storage cupboard beneath. The bath area is finished with white and grey marble-effect wet wall panelling, complemented by white tiling around the sink and WC. Further features include white wallpapered walls and attractive grey tile-effect vinyl flooring.





Front Garden

The property benefits from a fully enclosed, low-maintenance front garden, bounded by a small brick wall. The garden features a turfed area alongside a barked section, with decorative stone creating a pathway from the driveway to the front door. Two steps lead up to the entrance of the property. A slabbed driveway provides off-street parking and leads to a carport, accessed via a white electric roller door. An electric vehicle charging point is also provided.

Rear Garden

The fully enclosed rear garden is bounded by walls to two sides and fencing to the remaining side, providing a private and versatile outdoor space. The garden features a large turfed area with a separate stone section to the rear, positioned adjacent to the garage. A concrete driveway provides additional parking and access to the garage. Offering excellent space for outdoor seating, relaxing and entertaining, the garden is an ideal setting for enjoying summer evenings with family and friends.

Driveway

1 Parking Space

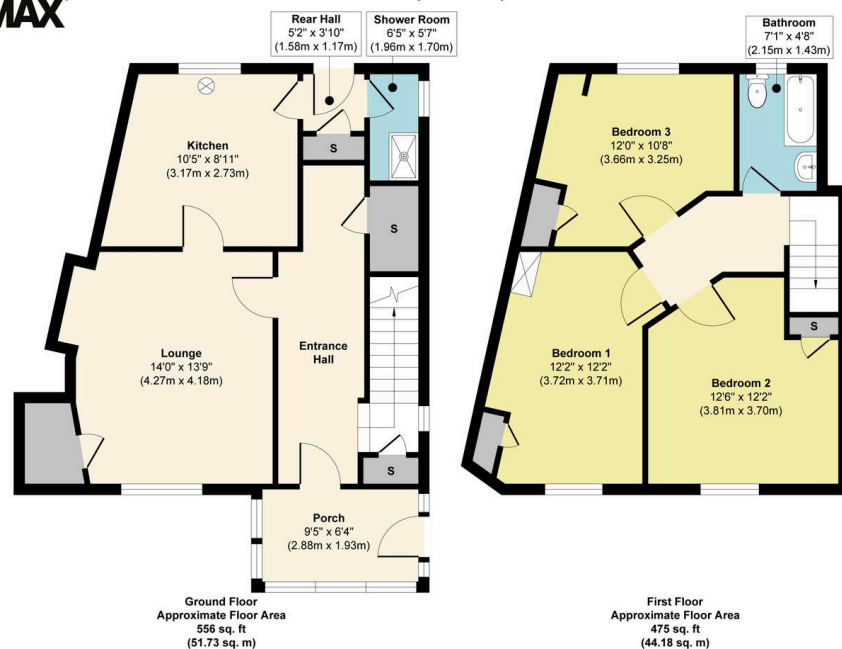
Garage

Single Garage

A spacious detached garage featuring large double timber doors to the front and a composite door to the side, complemented by two timber-framed windows providing natural light. The garage benefits from a concrete floor and electricity supply, offering excellent space for vehicle storage, a workshop or additional storage requirements.



2 Deanfield Place, Bo'ness, EH51 0EY



Approx. Gross Internal Floor Area 1031 sq. ft / 95.91 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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