



11 Birkhill Crescent
Bo'ness EH51 9HP

Fixed Price £118,000

Caesar & Howie
Solicitors & Estate Agents



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Spacious terraced villa offers ideal family accommodation in popular and central location. Ideally placed for schools and amenities. The lounge has feature bay window to front and the modern fitted kitchen has a wide range of units, breakfasting space and access to rear garden. All bedrooms are of a double size and the property holds excellent further potential. It is in a well established area with easy access to public transport, schools, local shops and most amenities.

- **Entrance hall**
- **Lounge**
- **Fitted kitchen**
- **Shower room**
- **Three double bedrooms**
- **GCH & DG**
- **Gardens**
- **On street parking**
- **Council Tax Band A**
- **Non traditional construction/limited lending. See Home Report & seek advice prior to viewing.**

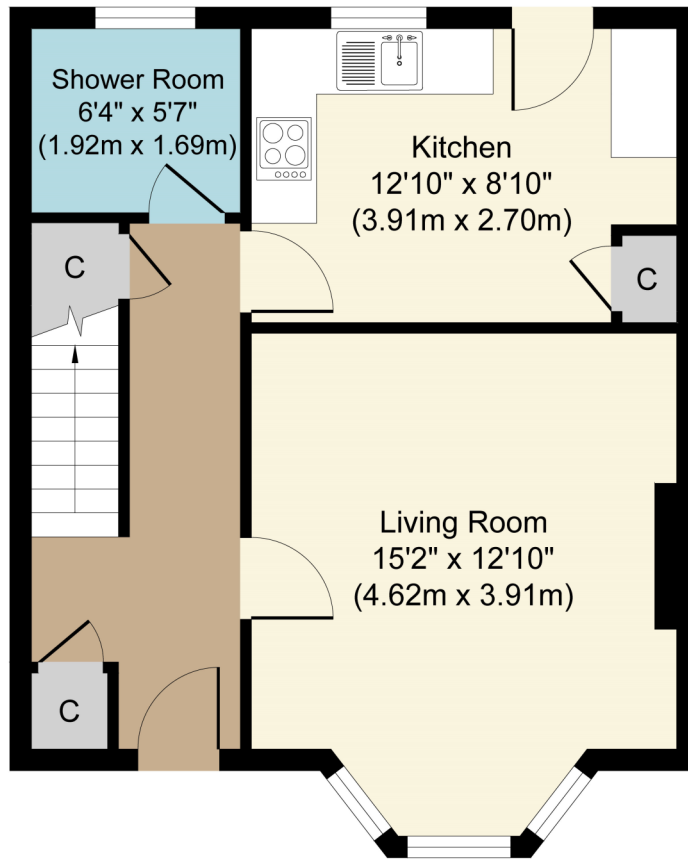


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email property@caesar-howie.co.uk

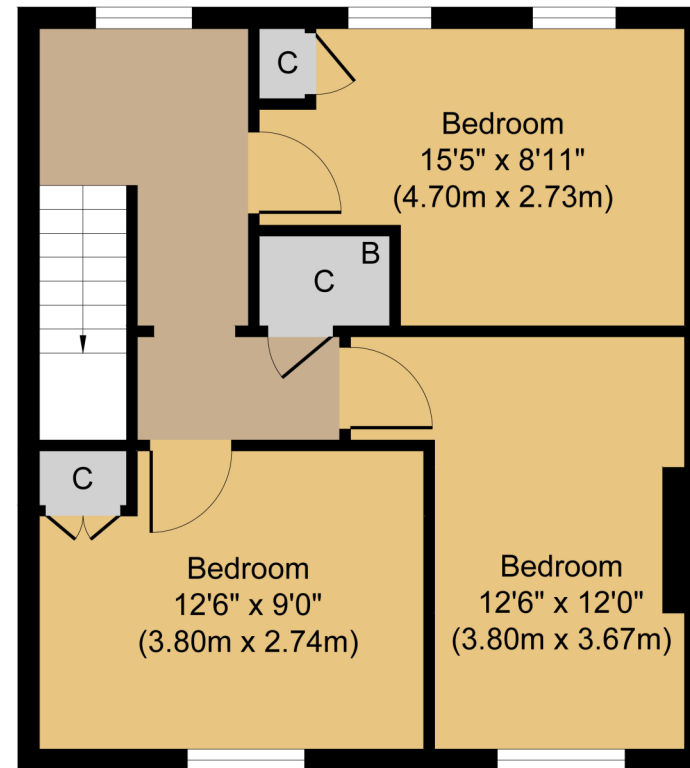


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Ground Floor



First Floor

11 Birkhill

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.