



61 Grangepans

Bo'ness

Offers Over £TBC

Caesar & Howie

Solicitors & Estate Agents



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Bo'ness EH51 9PH

An excellent home which will suit a variety of buyers is offered from this immaculately presented two bedroom mid terrace villa. The property is set within a well established and popular residential location. It boasts a modern bathroom, low maintenance garden ground to the front and rear and further benefits from ample on street parking nearby. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property. Early/flexible entry is available with no onward buying chain.

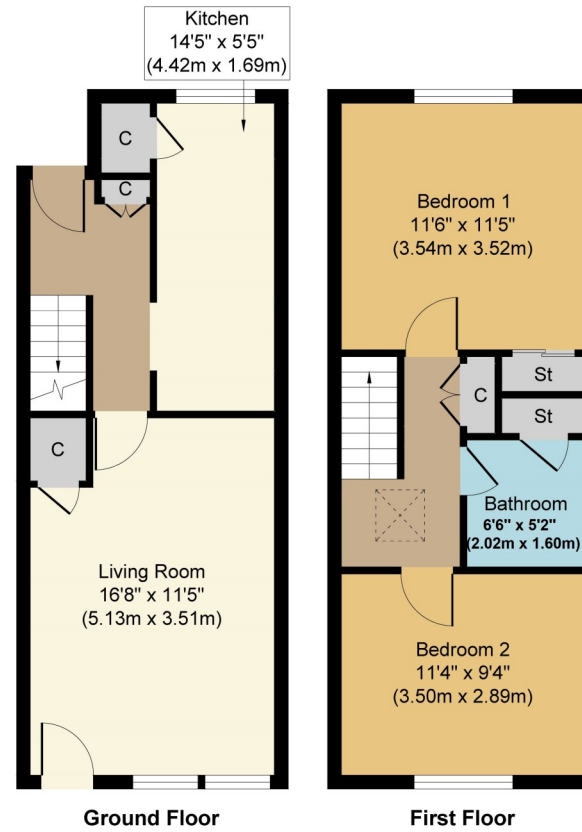
- **Rear hallway**
- **Spacious lounge**
- **Kitchen**
- **Two bedrooms**
- **Modern bathroom**
- **Gardens**
- **GCH & DG**
- **Council Tax Band: C**
- **Energy Efficiency Rating: TBC**

Extras: All floor coverings, blinds and light fittings.

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



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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.

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