



6 Drumpark Avenue, Bo'ness
£130,000



6 Drumpark Avenue

Bo'ness

Well-presented two-bedroom mid-terrace in Bo'ness with spacious lounge, fitted kitchen, gardens front and rear, and private driveway. Ideal for first-time buyers.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

6' 10" x 2' 8" (2.08m x 0.82m)

A welcoming entrance hall features a half-glazed uPVC front door, allowing plenty of natural light to flood the space. The hall benefits from a centrally positioned ceiling light, a useful understairs storage cupboard, and provides access to the lounge, kitchen, and staircase leading to the upper floor.

Lounge

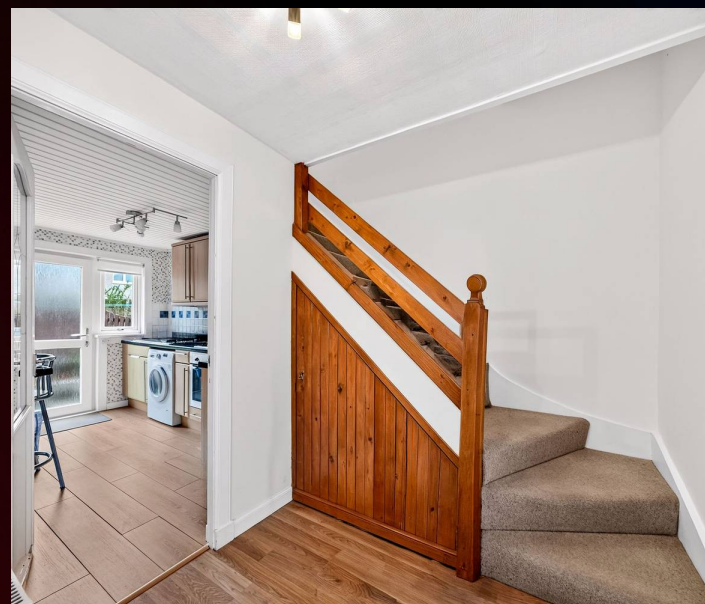
17' 7" x 10' 5" (5.36m x 3.17m)

A bright and spacious lounge beautifully presented with fresh, neutral décor. Large front and rear-facing windows flood the room with natural light, creating a warm and inviting atmosphere. A decorative fireplace with an electric fire provides an attractive focal point, while the carpeted flooring adds comfort underfoot. The room is finished with two centrally positioned ceiling light fittings, making it an ideal space for both relaxing and entertaining.

Kitchen/Breakfast Room

11' 5" x 7' 11" (3.48m x 2.41m)

Galley-style kitchen fitted with a range of wall and base units providing ample storage and generous worktop space. The kitchen features a stainless steel sink with drainer and mixer tap, a gas hob with electric oven, and attractive splashback tiling. A breakfast bar offers a practical space for casual dining or seating. The room benefits from laminate flooring, a radiator, recessed spotlighting, and a glazed door with adjacent window, allowing plenty of natural light to fill the space. A freestanding washing machine and fridge freezer, both included and gifted by the current owner, complete this functional and inviting kitchen. A Newly fitted boiler with a 7 year 'guarantee





Stairs & Landing

The carpeted staircase leads to the first-floor landing, where a front-facing window allows natural light to brighten the space. The landing benefits from a central ceiling light, partial flooring providing access to the attic space is partially floored and doors leading to both bedrooms and the family bathroom.

Bedroom One

15' 9" x 8' 11" (4.81m x 2.71m)

A bright and generously proportioned double bedroom benefiting from two front-facing windows that fill the room with natural light. There is ample space for freestanding furniture, along with a useful built-in storage cupboard. The room is finished with carpeted flooring and a centrally positioned ceiling light, radiator creating a comfortable and inviting space.

Bedroom Two

12' 4" x 8' 11" (3.76m x 2.71m)

A spacious second double bedroom featuring a rear-facing window that provides plenty of natural light. The room offers ample space for freestanding furniture and benefits from carpeted flooring, a radiator, and a centrally positioned ceiling light, creating a comfortable and versatile living space.

Modern Bathroom

5' 8" x 6' 1" (1.72m x 1.85m)

A stylish and well-presented bathroom featuring a rear-facing opaque window that provides natural light while maintaining privacy. The suite comprises a modern WC, a wash hand basin with a mixer tap, and a bath with a mixer tap and mains-fed shower over, complemented by a glazed shower screen. The room is finished with attractive splashback wall tiling, tiled flooring, recessed ceiling spotlights, and a chrome heated towel rail, creating a contemporary and practical space.





REAR GARDEN

The property benefits from a generous, fully enclosed rear garden, accessed directly from the house and via a shared rear pathway. The garden is mainly laid to lawn with a chipped seating area, mature shrubs, and a charming wooden pergola with a built-in seat, creating an ideal space for relaxing or entertaining. A garden shed, along with several additional storage containers, will be gifted to the new owner.

FRONT GARDEN

The property enjoys a charming and well-maintained front garden, enclosed by attractive wrought iron fencing and a secure gate, creating a welcoming and private approach. Mature shrubs, established plants, and thoughtfully landscaped areas add character and appeal, while a paved pathway leads gracefully to the front door, enhancing the home's excellent kerb appeal.

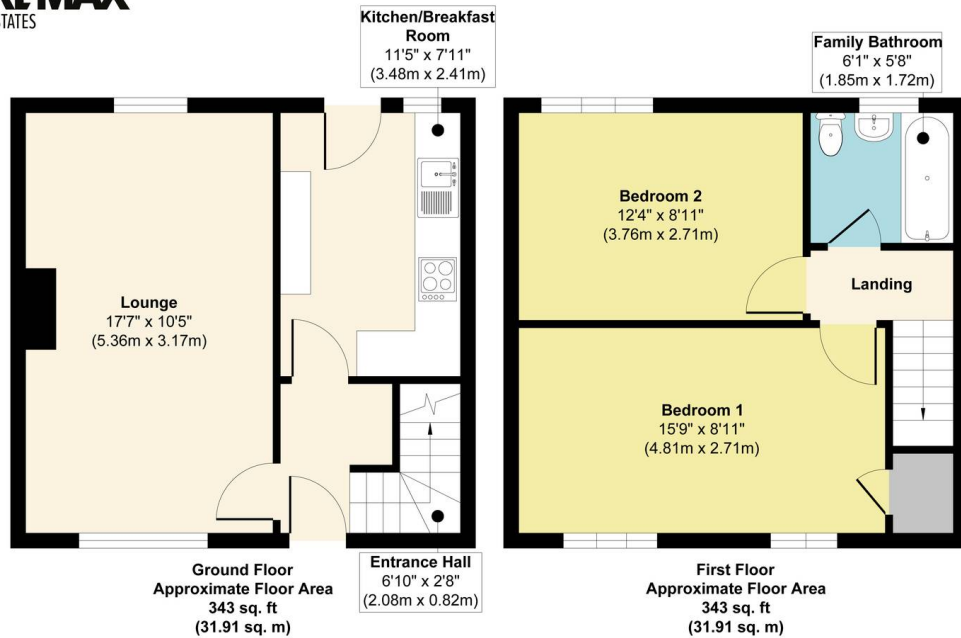
OFF STREET

1 Parking Space

The property benefits from a private off-street parking area, created to the front of the home and accessed through secure gates. The fully paved driveway provides convenient, parking with easy access to the property.



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Approx. Gross Internal Floor Area 686 sq. ft / 63.82 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



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