



Flat 2, 1 Birdland Avenue, Bo'ness

Offers Over **£147,000**





Flat 2

1 Birdland Avenue, Bo'ness

This modern apartment offering bright open plan living, a contemporary kitchen, two bedrooms including a principal with en suite, modern bathroom and great storage, all in a popular Bo'ness location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Spacious two-bedroom ground floor apartment
- Bright, modern open-plan living space
- Principal bedroom with en-suite shower room
- Ground floor living – ideal for accessibility
- Convenient access to Edinburgh and Falkirk



Kitchen Lounge

21' 8" x 12' 6" (6.60m x 3.80m)

The modern kitchen and open-plan lounge provides a bright and spacious living area, offering a great space for socialising and modern day living, with ample room for a dining table. The dual-aspect windows allow plenty of natural light to flood the room, with the south and south-west facing aspects making the most of the sunshine throughout the day. The contemporary kitchen features stylish grey gloss units, an integrated fridge freezer, gas hob and electric oven, with recessed spotlights providing additional illumination. Blue feature walls, two radiators and laminate flooring, which continues throughout the flat, complete this bright and modern living space.

Bedroom Two

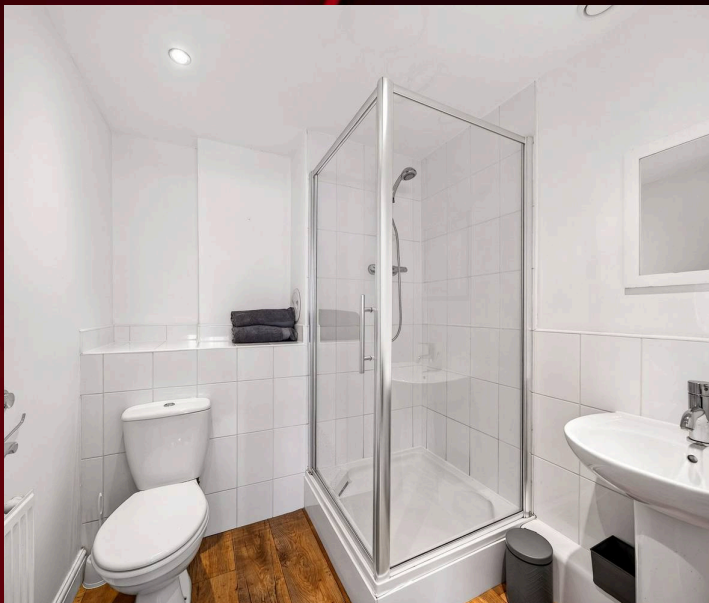
11' 6" x 10' 2" (3.50m x 3.10m)

The good sized bedroom offers comfortable accommodation and features a built in double wardrobe, providing excellent storage. The south facing window allows plenty of natural light into the room, while the beige carpet, radiator and pendant light complete this comfortable and practical bedroom.

Bedroom One

13' 5" x 8' 6" (4.10m x 2.60m)

The principal bedroom is a generous and comfortable space, benefiting from a private en-suite shower room. The room features attractive green walls, beige carpeting, a mirrored built in wardrobe, pendant light and radiator. The south facing window provides plenty of natural light, with blinds fitted throughout the property. The en-suite features white tiled walls, a modern white suite and a mains fed shower, creating a bright and practical space.





Bathroom

7' 10" x 6' 11" (2.40m x 2.10m)

The modern bathroom is finished with stylish green tiled walls and practical patterned vinyl flooring. It features a contemporary three piece white suite, including a bath with a mixer tap and shower attachment, and a modern glass shower screen. An extractor fan and quality fittings complete this bright and well presented bathroom.

Hall

25' 3" x 3' 11" (7.70m x 1.20m)

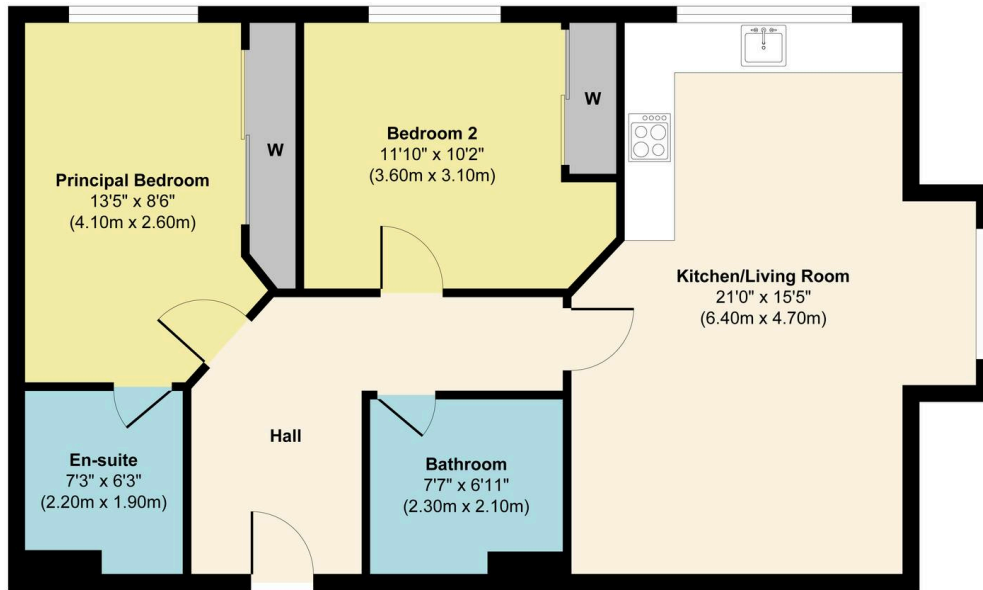
The spacious entrance hallway provides a welcoming first impression. A practical storage cupboard to the left houses the electric fuse board while also providing useful space for coats, shoes, a vacuum cleaner and other household items. The hallway also benefits from an entrance intercom system, recessed spotlights, radiator and convenient heating control thermostat.

Allocated parking

1 Parking Space

Allocated numbered parking.





Ground Floor

Approx. Gross Internal Floor Area 772 sq. ft / 71.81 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	83	83
(69-80) C		
(55-68) D		
(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	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



RE/MAX Estates- Edinburgh

34 South Gyle Crescent, South Gyle - EH12 9EB

0131 278 0508

edinburgh@remax-scotland.homes

www.remax-propertymarketingcentre2.net/

