



29 Woodlands Drive, Bo'ness

Offers Over £205,000





Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Extended Two bedroom Semi Detached Villa offers an exceptional opportunity for those seeking a spacious and versatile home in a highly desirable cul-de-sac location. The property has been thoughtfully extended to include a generous family room, providing flexible living space that is perfect for both entertaining and every-day family life. The accommodation comprises two double bedrooms, each offering ample space for furnishings and storage, and a modern, fully fitted kitchen that benefits from integrated appliances, including a dishwasher for added convenience. The spacious bathroom is designed with comfort in mind, featuring quality fixtures, a contemporary finish, and plentiful storage solutions. A recently constructed garage adds significant value, with a large utility room to the rear (ideal for laundry and additional storage needs). The property also boasts a garden room, offering a light-filled retreat that can be adapted to suit a range of uses, whether as a home office, playroom, or relaxation space. Comfort is assured throughout the home with gas central heating powered by a combi boiler, ensuring efficient and responsive warmth, while recently installed UPVC double glazed windows and doors contribute to excellent energy performance and security.

The property is situated within the sought-after Deanburn Primary School catchment area, making it an attractive choice for families, and

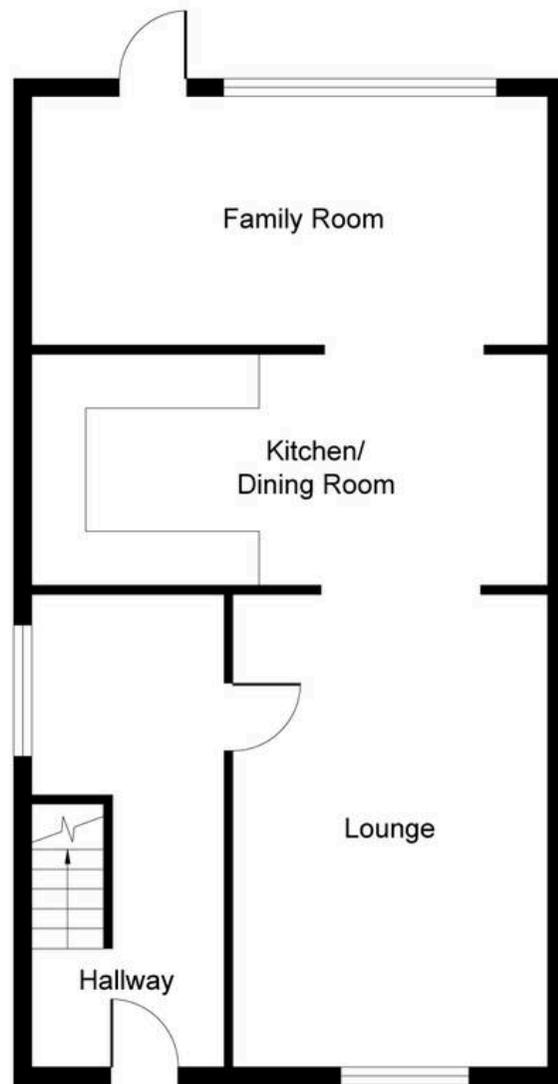




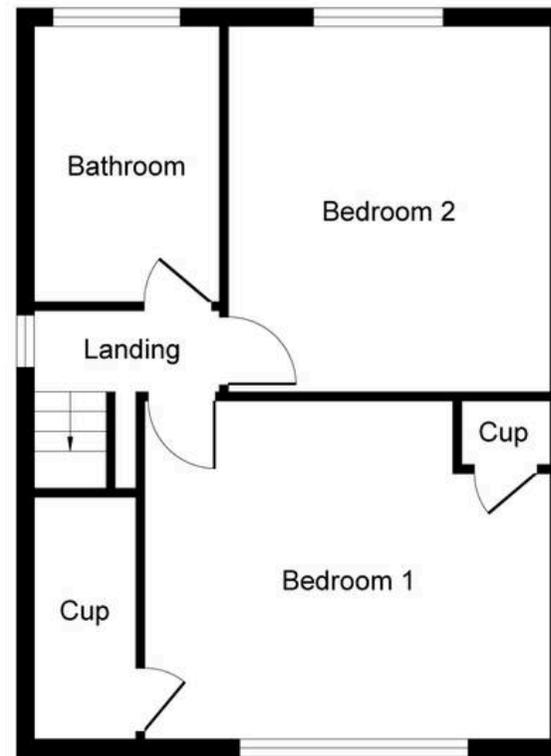
You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.





Ground Floor



First Floor

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.

Copyright V360 Ltd 2026 | www.houseviz.com



KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

