

Flat 16,  
2 Birdland Avenue,  
Bo'ness, EH51 9LX  
Fixed Price £99,950

First Time Buyers – 10% Deposit Paid  
Subject to Using Persimmon Nominated Broker

Caesar & Howie  
The Central Scotland Law Group



This is a superb luxury top (2<sup>nd</sup>) floor flat, which forms part of a prestigious development by David Wilson Homes. The accommodation is in immaculate order, has many attractive features and will provide a superb buy for busy professional people. It is situated on the periphery of the town and well placed for access to the M9 motorway and main commuter routes. Early viewing is highly recommended.

- Entry System
- Spacious Lounge
- Two Double Bedrooms (Master En-Suite)
- Gas Central Heating
- Extras and Loft Area
- Hall
- Fitted Breakfasting Kitchen
- Bathroom
- Double Glazing
- Allocated Residents Parking

Caesar & Howie Solicitors, 29 Upper Newmarket Street, Falkirk  
Tel.: 01324 628332 Fax: 01324 632621  
Website: [www.caesar-howie.co.uk](http://www.caesar-howie.co.uk) Email: [hl@caesar-howie.co.uk](mailto:hl@caesar-howie.co.uk)

Entrance		The building is entered from a secure door to rear with entry system.
Hall		The property is entered from a solid door. Within this large reception hall, there is attractive solid wooden flooring, storage cupboard, telephone point, radiator and downlighters.
Lounge	16'1" x 11'10"	A bright and spacious room, with French doors/balustrade to front, attractive wooden flooring, three radiators, telephone, TV and Sky TV point.
Kitchen/ Breakfast Room	12'9" x 10'4"	Superb fitted kitchen, also with ample space for dining table and chairs. Fitted with a wide range of units, worktops, feature lighting, integrated double oven, hob, extractor hood, fridge, freezer and washer/dryer. There is a radiator, window to rear and downlighters.
Bedroom 1	13'9" x 12'0"	An excellent master bedroom, with built-in mirrored wardrobes, window to front, radiator, TV, telephone and Sky TV.
En-Suite		A well appointed room, with large shower cubicle, (mains shower), W.C. and wash hand basin all in traditional white. Co-ordinated tiling, extractor fan, radiator and downlighters.
Bedroom 2	13'9" x 8'5" to back of w/robes	Second double room, also with fitted wardrobes, radiator and window to front.
Bathroom		An attractive bathroom, which has been mostly tiled and fitted with a three piece suite in white. Mixer shower. Radiator and downlighters.
Attic		Large attic area suitable for storage.
Parking		Each resident has an allocated private space. Further communal visitors spaces are provided.
Factoring		Current factoring fees are around £30.00 per month.
Extras		Extras will include all fitted carpets, oven, hob, extractor hood, fridge, freezer and washer/dryer.  Please note that no warranty is given as to the working condition of any appliances.
Valuer's Comment		"This is a beautiful and spacious top floor flat, which is in true walk-in condition. Early viewing is highly recommended."
Council Tax Band		Band C
Viewing		Strictly by appointment through Caesar & Howie on 01324 628332 or email <a href="mailto:hl@caesar-howie.co.uk">hl@caesar-howie.co.uk</a>
Offers		Please submit to:- The Property and Mortgage Centre, Caesar & Howie, 29 Upper Newmarket Street, Falkirk, FK1 1JH

Whilst the above particulars are believed to be correct they are not warranted and do not form or constitute part of any contract.

Website: [www.caesar-howie.co.uk](http://www.caesar-howie.co.uk) Email: [hl@caesar-howie.co.uk](mailto:hl@caesar-howie.co.uk)



This is the property schedule for

**Flat 16, 2 Birdland Avenue, Bo'ness.**

To enquire about this property please contact

**Caesar & Howie (Falkirk)**

on

**0845 313 9225**

Caesar & Howie (Falkirk)  
29 Upper Newmarket Street  
Falkirk  
FK1 1JH

[s1homes.com](http://s1homes.com)