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As a member firm we offer our clients mortgage advice through Solicitors Financial Centre and can arrange a free, no obligation appointment with our Mortgage Advisor.

**PRICE**  
Fixed Price £215,000

**LIDDLE & ANDERSON SOLICITORS**  
2 MARKET STREET  
BO'NESS EH51 9AD  
TEL: 01506 822727  
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**VIEWING**  
By appointment with selling agents or telephone: 0797 153 1049

**DATE OF ENTRY**  
Available from September or other date by mutual agreement

**GARAGE 8'3" x 17'10"**  
Single integral garage with up and over door. Power and light. Finished with plasterboard.

**GARDENS**  
The front garden is partially laid with a monoblock driveway and features a small lawn and planted area with attractive plants and slate chippings. The sunny rear garden is principally south facing, with open views to the fields and hills beyond. It is fully enclosed, providing a secure play area for small children, and features an attractive patio area. Laid mainly to lawn, there are beds planted with mature shrubs and flowers. Rotary clothes drier. The rear garden overlooks open fields and is near to the site of an ancient Roman camp, which will the seller believes must remain open ground.

**EXTRAS**  
All fitted carpets and flooring, all blinds, curtains and curtain poles. The washing machine and fridge freezer may be available by separate negotiation.



26 MUIRHOUSES CRESCENT,  
BO'NESS, EH51 9DH

## THE PROPERTY

Extremely attractive, detached villa in modern development on the eastern approach to the town, next to the site of an ancient Roman camp.

The property, built on a larger than average plot, has been well maintained and is in excellent decorative order, providing spacious family accommodation, and is in walk in condition.

The accommodation comprises: Hall, Lounge, Dining Room (or Bedroom 5), Kitchen, Downstairs W.C, 4 Bedrooms (1en-suite) and Bathroom. Integral single garage. Gardens to front and fully enclosed, child friendly gardens to rear, with open outlook to the fields and hills beyond. Gas central heating. Double glazing.

## THE DISTRICT

Bo'ness is a small town on the southern banks of the Firth of Forth located some 20 miles from Edinburgh. The town itself offers shopping and leisure facilities, and there are both primary and secondary schools.

In the town centre there is a wide range of shops to choose from including Tesco and Woolworths. Banking and Post Office facilities can also be found in the town centre. The town itself offers recreational pursuits to include golf, fishing and a number of attractive walks. The popular Recreation Centre offers a swimming pool, squash and badminton courts, gym and astro-turf pitches. The town also boasts its own Steam Railway with regular trips to the Heritage Clay Mine.



The property is entered by a UPVC glazed door into the:-

### HALL 13'8" x 9'1" (Largest dimensions)

Spacious welcoming hall, providing access to the lounge, dining room, kitchen and WC. A large cupboard housing the electric meter also provides useful additional storage. Carpet. Radiator. Mains smoke alarm. Burglar alarm. Telephone point. Thermostat control. One double power point. Stairs to the upper level.

### CLOAKROOM 3' x 7'2"

Attractive and convenient WC with two piece white suite, and splash-back tiling at wash hand basin. Opaque front facing window. Central heating radiator.

### LOUNGE 12' 1" x 15' 8"

The lounge is a most attractive, bright and well-proportioned room, flooded with natural light from the large, south-east facing patio doors and window overlooking the attractive rear garden. This spacious, comfortable room features a stylish Cherry-wood mantelpiece and surround with granite hearth, with a real flame gas fire. Carpet. Radiator. Six double power points. Telephone socket. Television socket. Feature light fitting. Patio door.

### DINING ROOM/BEDROOM 5 8'7" x 10' 9"

Most attractive room front facing room featuring an attractive bay window. With ample space for free standing furniture, the room is presently used as a dining room, but could also serve as a fifth bedroom, if required. Three double power points. Overhead light fitting. Carpet

### BREAKFASTING KITCHEN 9'7" x 12'

The breakfasting kitchen is a bright and spacious room, filled with light from the rear facing window and four pane glazed door to the patio and garden. Fitted with a range of floor standing and wall mounted cherry effect cabinets, with contrasting worktops and attractive tiled splash-back, the kitchen features a 1 1/2 bowl stainless steel sink with drainer, a Candy four burner gas hob, and Candy electric fan assisted grill and oven. The floor is fitted with attractive, and easily maintained ceramic tiles. Four bulb spotlight. Ample power points. Extractor Fan. Space and plumbing for washing machine, and space for fridge/freezer. This room also provides flexible accommodation for informal dining.

Carpeted stairs lead from hall to upper landing which, in turn, leads to all bedrooms and the bathroom. There is a large walk in cupboard, providing excellent storage. Access to the loft, which is partially floored giving significant additional storage. Smoke alarm. Radiator. One double power point.

### BEDROOM 1 11'3" x 13'1"

A most attractive, well proportioned and spacious master bedroom, with a window to the front. With ample space for free-standing furniture, this lovely room features a large fitted wardrobe with triple mirrored doors along the length of one wall. Radiator. Carpet. Three double power points. Aerial socket. Telephone socket. Access to recently refurbished en-suite:

### EN-SUITE

Accessed from the master bedroom, the en-suite facility has an opaque window to the front. Recently refurbished, the room is fitted with an attractive white, three piece suite, comprising oversize shower, WC, and wash hand basin. The large, recessed shower cubicle features an Ivory 2 Triton instant shower, and is fully tiled. One further wall is fully tiled wall, and there is splash-back tiling above the wash hand basin. Double spotlight. Modern, "ladder" style heated towel rail. Attractive vinyl tile floor covering. Two Extractor fans.

### BEDROOM 2 8'9" x 11'6"

The second double bedroom, has a rear facing window with Roman blind, overlooking the garden and open fields beyond. Again, there is excellent storage from the triple fitted wardrobe with mirrored doors, with hanging and shelf space. Radiator. Carpet. Three double power points.

### BEDROOM 3 11'2" x 10'

The second largest of the upstairs rooms, there is again a rear facing window with roller blind, also overlooking the garden and fields beyond. The room also features triple fitted wardrobe with mirrored doors, and hanging and shelf space. Radiator. Carpet. Three double power points.

### BEDROOM 4 7'2" x 10'5"

The smallest of the upstairs room is presently used as a nursery, but would readily lend itself to other uses, either as a fourth bedroom or study or home office. The room features a front facing window with roller blind. Three double power points. Radiator. Carpet.

### BATHROOM 6'5" x 7'

The family bathroom has an opaque rear facing window, and is fitted with a white three piece suite, comprising bath with Triton instant Amber 3 shower, WC and wash hand basin. Vinyl flooring. Fully tiled around the bath. Extractor Fan. Three spot light fitting.