



3 Bedroom Semi Detached

Detached Garage

Double Glazing

Gas Central Heating

Front and Rear Gardens

Off Street Parking



17 Bo'mains Road
Boness, EH51 0LN

Offers in Excess of
£95,000

Lounge 14' 5" x 12' 8" (4.39m x 3.86m)

Located to the front of the property overlooking the front garden. The lounge has emulsioned walls and laminate flooring with a central ceiling light. The window blind will remain in the property. A central heating radiator under the window provides warmth.

Kitchen 14' 3" x 8' 5" (4.34m x 2.56m)

A well fitted out kitchen with Wall & Base Units in cream, gas cooker/oven, breakfast bar and tiled splash back. There are spaces to slot in Fridge, Washing Machine & Dishwater etc. The room also has a window over-looking the rear garden and from here the back door of the house exits.

Bathroom 6' 2" x 5' 10" (1.88m x 1.78m)

Situated downstairs this is a good sized family bathroom with the suite formed by a close coupled WC, Sink & Bath in cream. Features tiling from floor to ceiling with waterproof panelling at the bath/shower area, single radiator, spot down-lights and a mirrored vanity cabinet. The flooring is laminate

Hallway

Access to the property is via a timber half glazed front door into the lower hallway. The lower hallway gives access to the lounge, kitchen and bathroom. The flooring is laminate with emulsioned walls. An under stair cupboard provides additional storage. There are also two double glazed doors to the side of the property giving additional daylight. The upper floor gives access to all bedrooms

Bedroom 1 11' 6" x 10' 5" (3.50m x 3.17m)

With carpeted with both a double & a single built in wardrobe, a single radiator, tv point and with two windows to the front of the property this room is ideal to become the main bedroom within the property. Two double glazed windows overlook the front of the property.

Bedroom 2 11' 2" x 10' 3" (3.40m x 3.12m)

This room has a window to the rear of the property and has laminate flooring, single fitted wardrobe, single radiator and a tv point with emulsioned walls and ceiling

Bedroom 3 10' 0" x 8' 0" (3.05m x 2.44m)

Bedroom three also has a window to the rear of the property, single fitted wardrobe, single radiator and tv point with emulsioned walls and ceiling.

Exterior

The property has both front and rear gardens with off street parking for two cars and a single detached garage with power and an up and over door. The garden shed will remain with the property.

Other

All sizes are measured by a sonic measuring device and may not be 100% accurate



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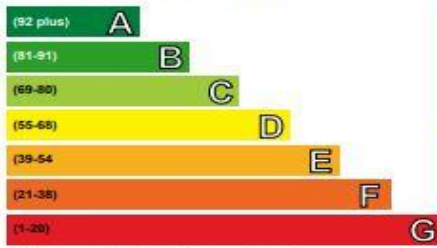
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
62	84

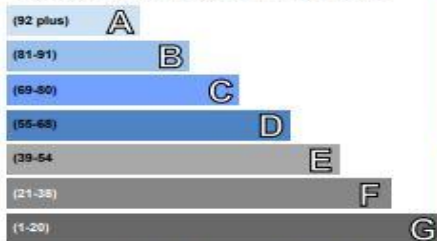
Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (62)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
56	82

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (56)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

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