

# BO'NESS

EH51 0LB

Ochilview Terrace sits in an established residential area of Bo'ness within easy reach of Bo'ness Academy and Kinneil Primary School. Bo'ness itself sits on the banks of the River Forth, twenty minutes from Edinburgh Airport and ten minutes from the main Glasgow to Edinburgh rail line at Linlithgow.

The town contains the award-winning Hippodrome Cinema, a faithfully renovated 1912 working cinema showing the latest films daily. The Antonine Wall and the Kinneil House museum provide an insight into the earlier town and Bo'ness is of course host to the award-winning Scottish National Railway Museum

with steam trains running during the summer from the restored town railway station.

The town centre has a selection of privately owned shops, cafes, pubs, hairdressers, takeaways as well as a Lidl and a Tesco whilst, from the house, there is easy access to the waterfront and the foreshore walks, a paradise for dogs.

The John Muir Way, the long-distance footpath connecting Edinburgh to Glasgow, via Bridgeness Castle one way and the Kelpies the other is five minutes walk away.

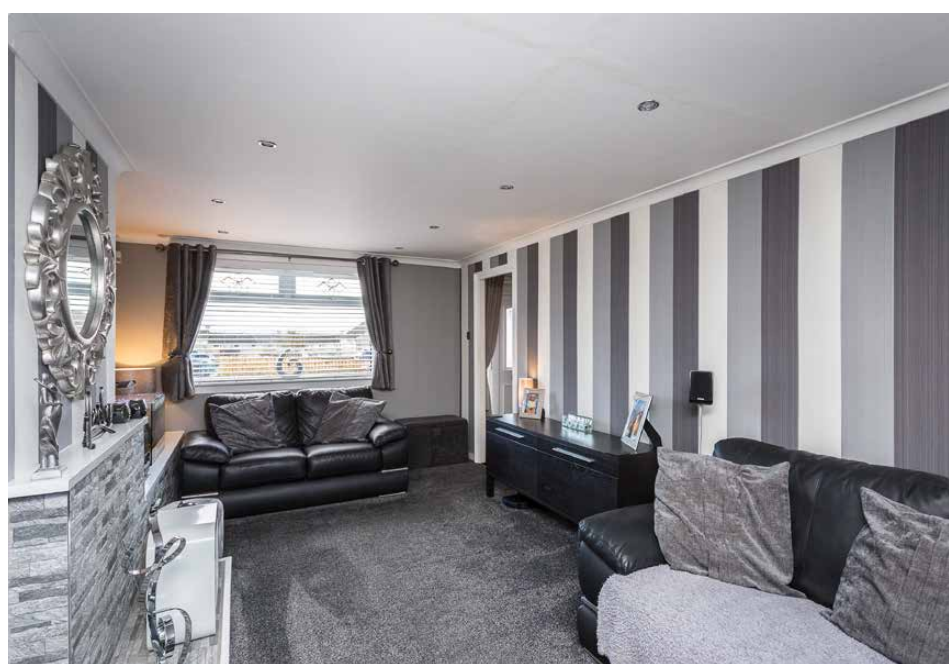


# 8 OCHILVIEW TERRACE BO'NESS, EH51 0LB

McEwan Fraser is delighted to present this fantastic two double bedroom semi-detached house to the market. The property is presented in very good internal order and sits on a large corner plot with off street parking and a very large landscaped rear garden. For extra warmth and comfort, there is gas central heating and double glazing throughout. The property would make an ideal starter home or sound buy to let investment.

Internal accommodation is focused towards a generous dual aspect reception room. The dual aspect creates a naturally bright and engaging space which also boasts generous floor space and contemporary decor. The kitchen is adjacent to the reception room and includes a good range of base and wall mounted units which offer plenty of prep and storage space. The kitchen is arranged around a stand alone gas cooker and fridge freezer. Climbing the stairs, the first floor landing gives access to two ample double bedrooms, bathroom and a large loft space for additional storage. The master bedroom has plenty of floor space for a range of free standing furniture. The second double bedroom includes an integrated wardrobe. Finally, the modern bathroom is fully tiled and boasts a three piece suite with shower over bath.

To the front the property has off street parking and secure fencing, perfect for keeping children and pets safe and secure. The rear garden is jaw dropping. The corner plot very generous and has been extensively landscaped to include a raised deck, paved patio, summerhouse, play area and plenty of storage. This is a must see.

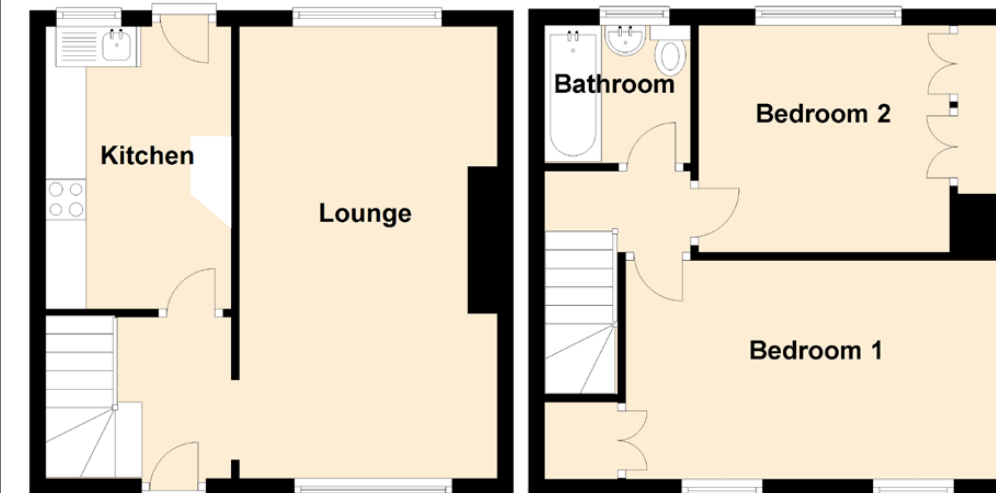






# SPECIFICATIONS & DETAILS

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 3.20m (10'6")
Kitchen	3.50m (11'6") x 2.30m (7'7")
Bathroom	1.80m (5'11") x 1.70m (5'7")
Bedroom 1	4.60m (15'1") x 2.70m (8'10")
Bedroom 2	3.10m (10'2") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup> | EPC Rating: TBC

Extras (Included in the sale): all floor coverings, fitted blinds, double oven and hob, fridge freezer, summerhouse, 2 x sheds, children's swing and 3 x Ketter outdoor storage units.

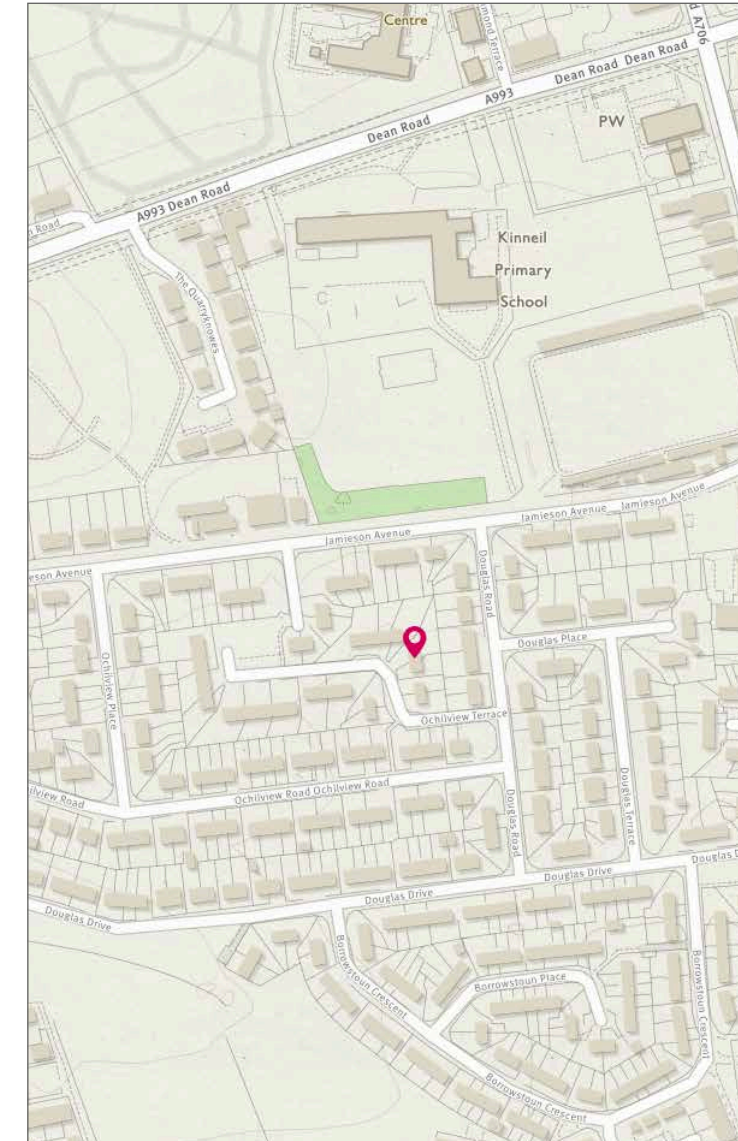


Image credit: <https://www.dunelm.com/>





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