



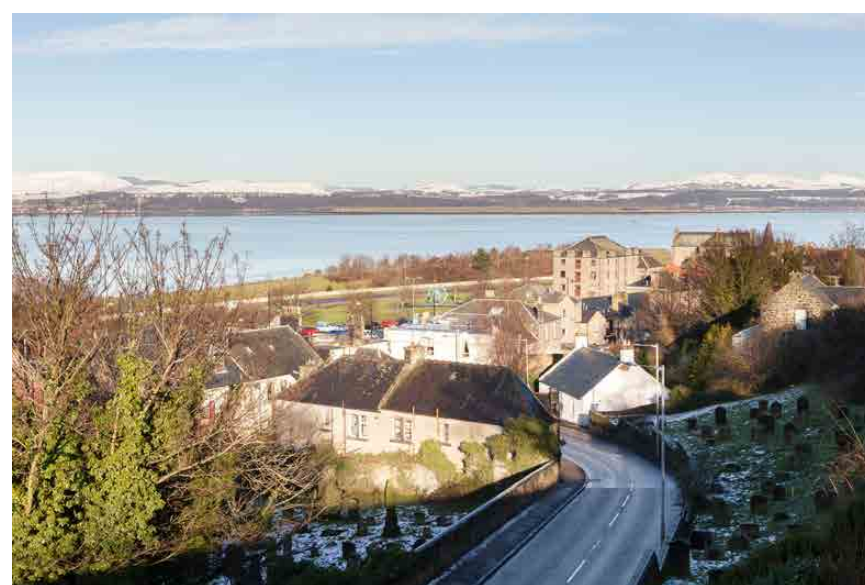

McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

4 Liddle Drive

BO'NESS, EH51 0PB



Bo'ness

EH51 0PB

Bo'ness 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.





4 Liddle Drive

BO'NESS, EH51 0PB

McEwan Fraser Legal is delighted to present this well maintained terraced property situated within a popular residential area of Bo'ness. The property offers superb family accommodation and is in move-in condition with great potential for a growing family.

The generous lounge is pleasantly situated to the rear of the property, overlooking the rear garden, with ample room for dining table and chairs. The rear garden can be accessed via patio doors within the lounge area. The kitchen has been finished to an exacting standard and benefits from a good range of floor and wall mounted units with tiled splashbacks. The gas hob, electric oven and cooker hood are integrated while space is provided for a freestanding washing machine, dishwasher and fridge freezer. Also situated on the ground floor is a very handy WC.

To the upper level, there are three good sized bedrooms, with the master benefiting from built-in wardrobes. The family bathroom which is fully tiled with over-bath shower completes the accommodation on offer. The property further benefits from gas central heating and double glazing. Ample storage can be found throughout the property with additional storage that can be found within the attic.

There are well-maintained gardens to both front and rear. There is also ample on-street parking for family and friends.

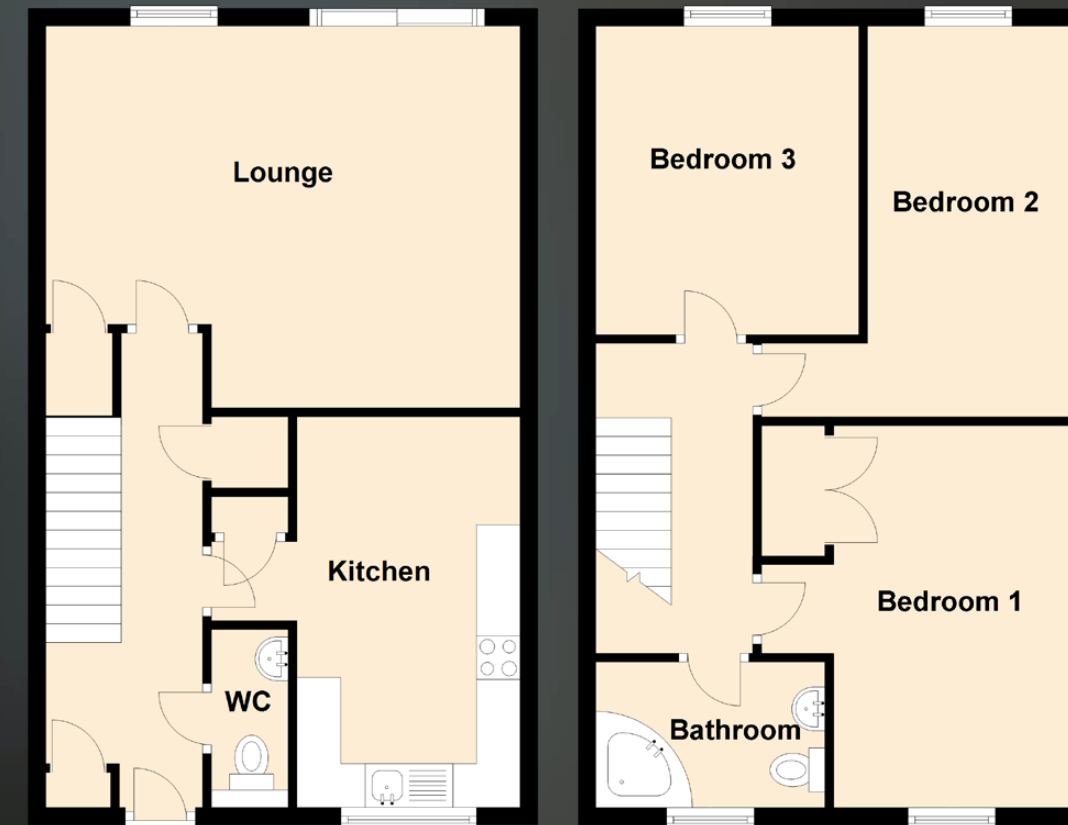
Internal viewing is highly recommended.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor
 Lounge 5.41m (17'9") x 4.36m (14'4")
 Kitchen 4.46m (14'8") x 3.53m (11'7")
 WC 2.03m (6'8") x 0.88m (2'10")

First Floor
 Bedroom 1 4.50m (14'9") x 3.50m (11'6")
 Bedroom 2 4.38m (14'4") x 3.52m (11'7")
 Bedroom 3 3.52m (11'7") x 3.00m (9'10")
 Bathroom 2.61m (8'7") x 1.66m (5'5")

Gross internal floor area (m²): 98m²

EPC Rating: C

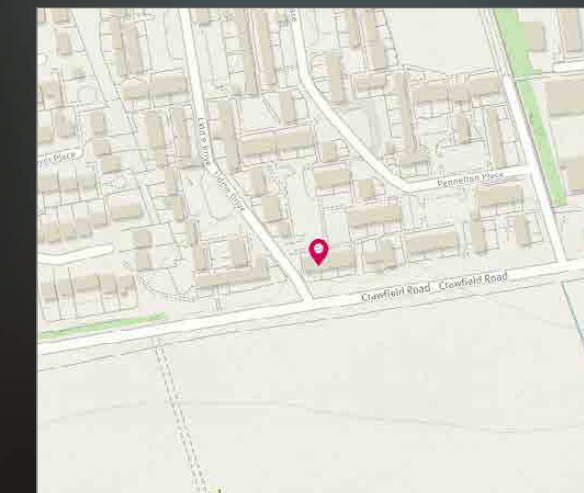


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>




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**Part
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