




McEwan Fraser Legal

Solicitors & Estate Agents

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20 Cadzow Avenue

BO'NESS, EH51 9BS

Bo'ness

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.



20 Cadzow Avenue

McEwan Fraser is delighted to present this stunning two double bedroom ground floor flat to the market. The property is presented in fantastic internal order and would represent a fantastic acquisition for first-time buyers or a young family. Internal viewing is essential to fully appreciate the quality of the finish on offer.

Entering the property, a welcoming hallway boasts integrated storage and gives the first clue to the quality on offer. A stylish laminate floor and contemporary décor lead to the reception room. Well proportioned, and naturally bright, the living room is naturally bright and focused towards a feature fireplace. There is ample space for a range of different furniture configurations. The second double bedroom, well presented with chic contemporary décor, sits directly behind the lounge. The master bedroom boasts ample floor space, feature fireplace and integrated storage.

The internal accommodation is completed by a modern kitchen and shower room. The kitchen boasts a range of white base and wall mounted units which offer excellent prep and storage space. Electric hob, oven and hood are integrated while space is provided for further free standing appliances. The shower room is fully tiled and finished in a wet room style.

Externally, the property boasts off street parking to the front and a generous rear garden which is part patio, part decking and very low maintenance.



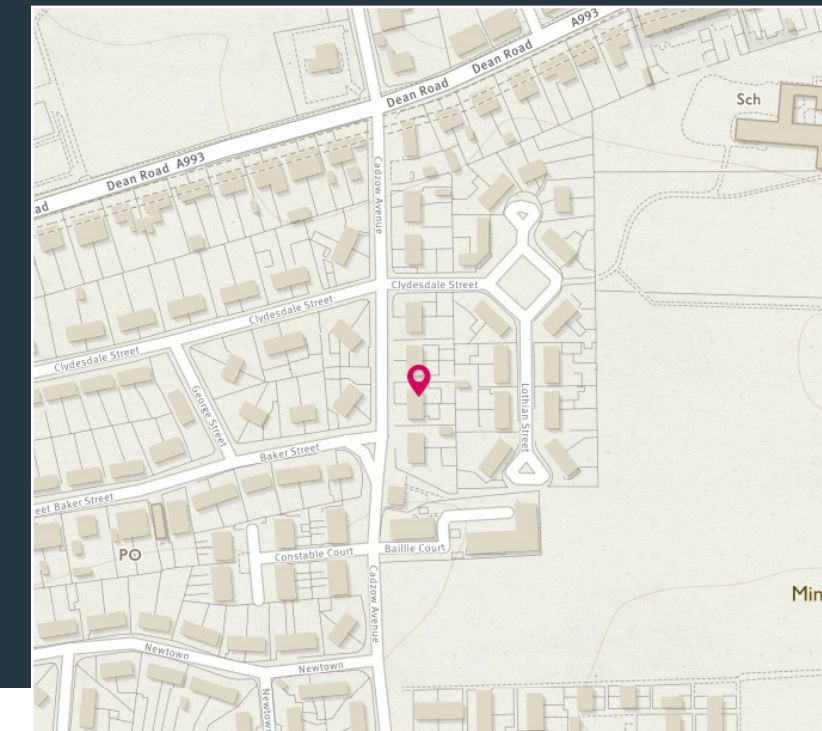


Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.10m (13'5")
Kitchen	3.60m (11'10") x 2.20m (7'3")
Bedroom 1	4.00m (13'1") x 3.70m (12'2")
Bedroom 2	4.00m (13'1") x 2.90m (9'6")
Shower Room	2.00m (6'7") x 1.50m (4'11")

Gross internal floor area (m²): 65m² | EPC Rating: C





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Text and description
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