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53 Liddle Drive

BO'NESS, FALKIRK, EH51 0PA



Charming three-bedroom end-terraced villa with spacious interiors, conservatory and private front and rear gardens in a popular Bo'ness location



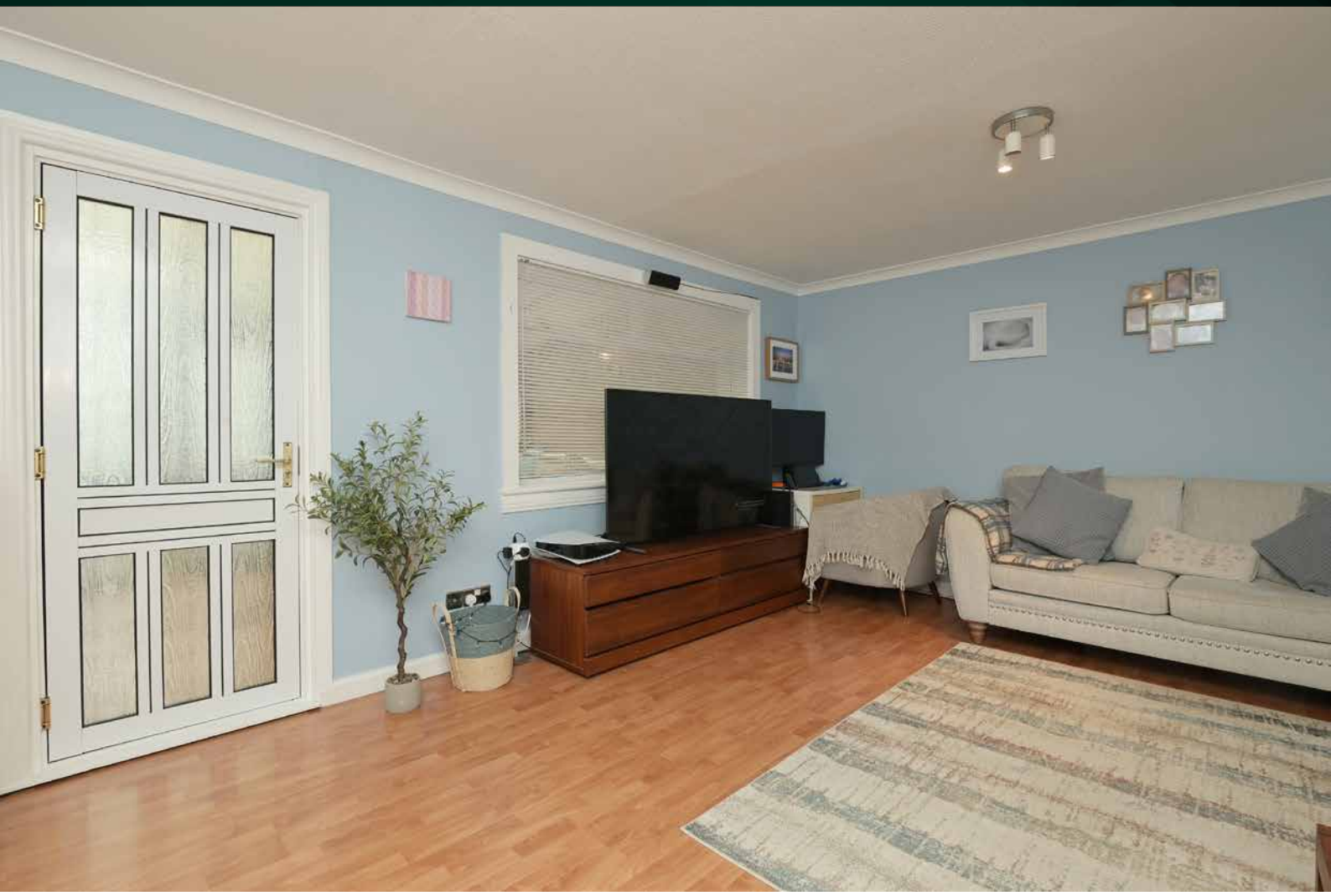
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Presenting this three-bedroom end-terraced villa, situated within a popular residential area of Bo'ness. Offering spacious and versatile accommodation across two levels, the property is well suited to families, first-time buyers or those looking for a comfortable home in a convenient location.

THE LIVING ROOM





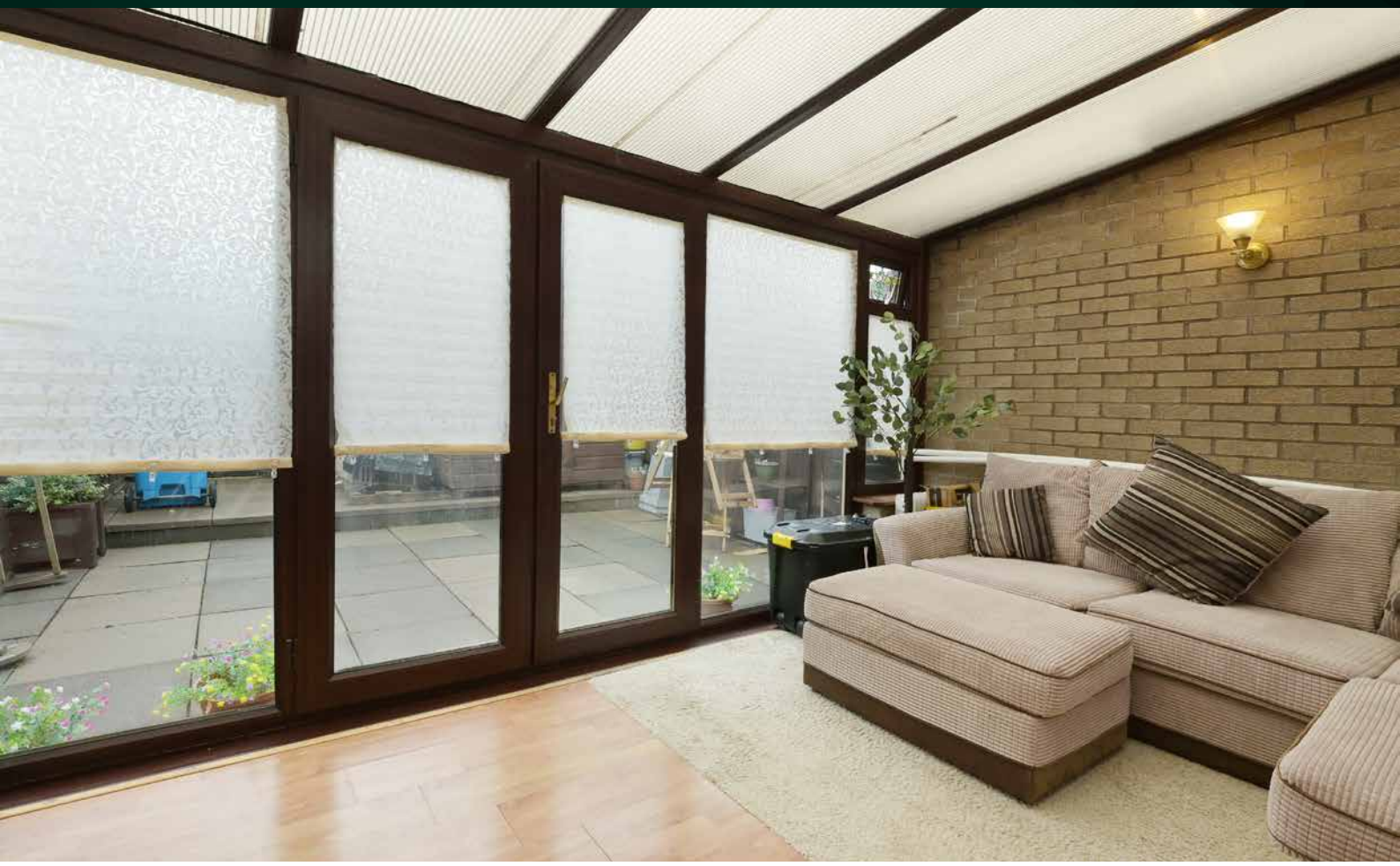




Upon entering, you are welcomed into a bright and spacious entrance hallway, creating an inviting first impression. The ground floor offers a practical and well-designed layout, comprising a convenient downstairs WC and a staircase from the hallway leading to the upper level.

The bright and generously proportioned lounge provides a comfortable setting for everyday living, decorated in soft blue tones complemented by crisp white finishes and attractive wood-effect flooring. A well-positioned window allows natural light to fill the room, enhancing the sense of space. A useful storage cupboard offers additional practicality, while a partially glazed door leads directly into the conservatory, creating a seamless connection between the two living areas.

THE CONSERVATORY





THE KITCHEN



The modern and stylish kitchen features a range of crisp white wall and base units, complemented by contrasting worktops and contemporary tiled splashbacks. A traditional-style green range cooker with elegant brass-effect detailing adds a touch of charm and character, creating an attractive focal point. A stainless steel sink is positioned beneath a large window, while generous worktop and cupboard space provides excellent storage and preparation areas. There is also room for a freestanding fridge freezer, along with dedicated spaces for a washing machine and dishwasher. Wood-effect flooring and neutral decor complete this attractive and functional kitchen.

The downstairs WC is conveniently positioned off the hallway and features a white wash hand basin and WC, complemented by soft blue decor, providing a practical addition to the ground-floor accommodation.





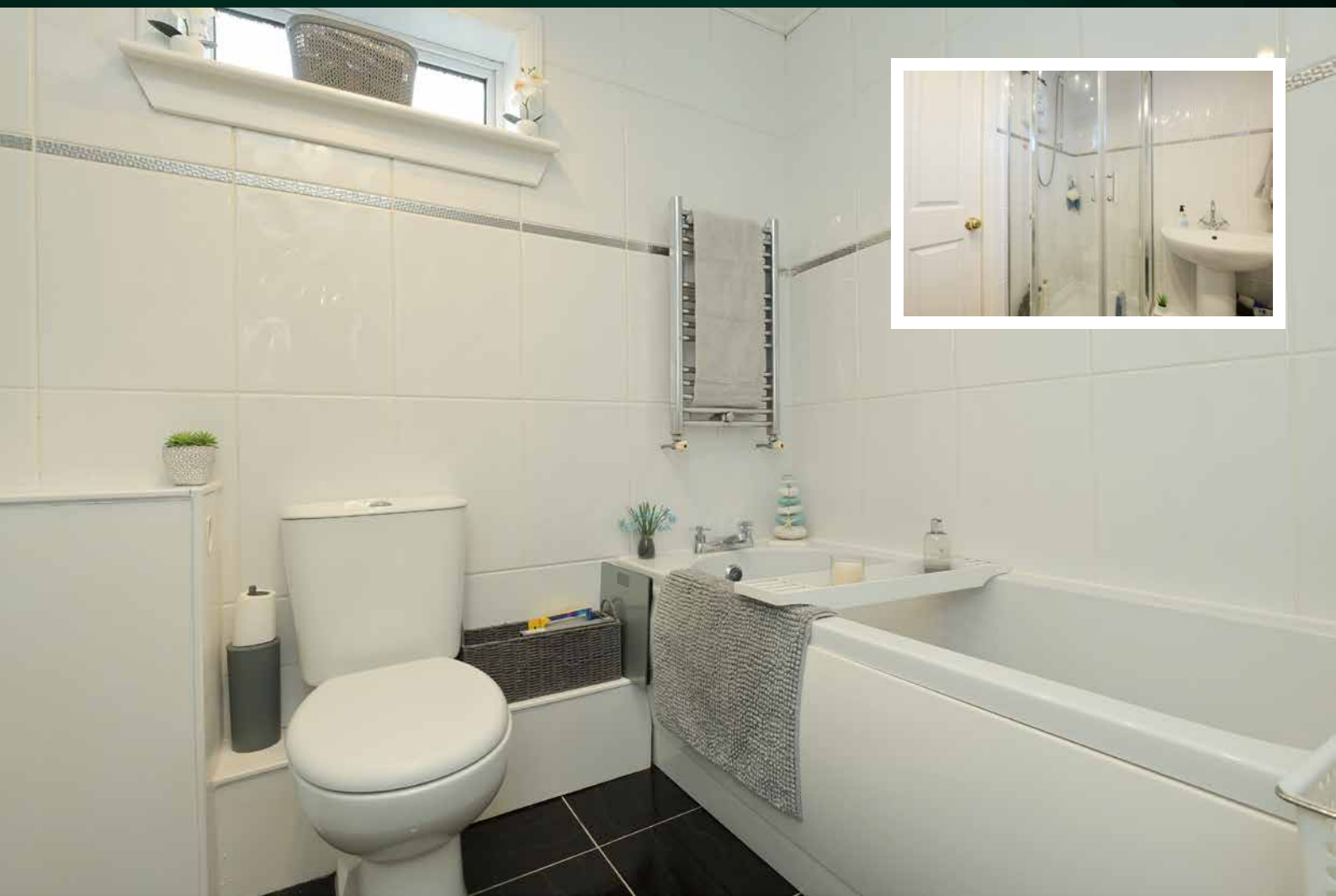




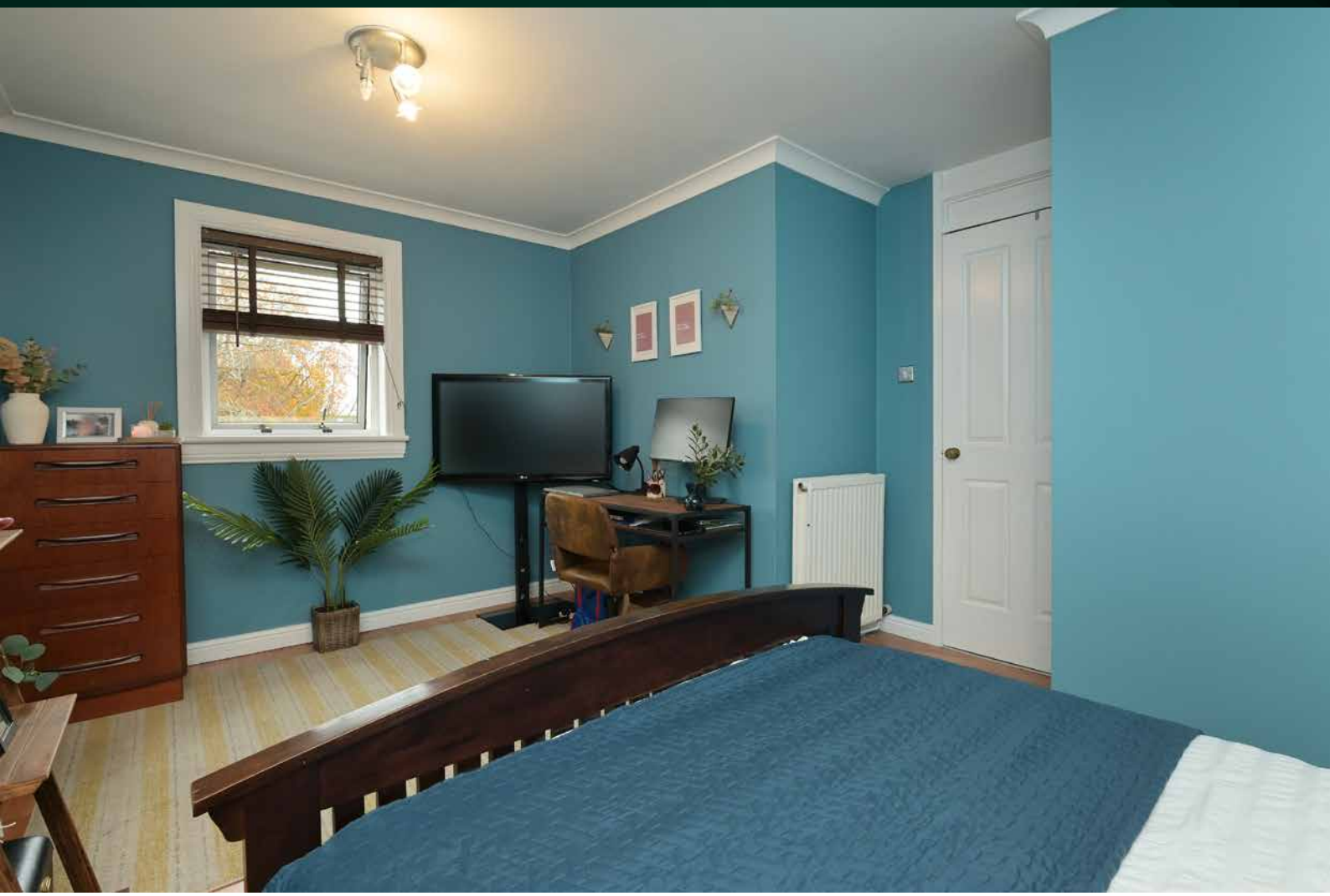
The main bedroom provides a comfortable retreat, tastefully decorated in vibrant blue tones complemented by crisp white finishes. A window allows natural light to brighten the room, while the generous proportions comfortably accommodate freestanding bedroom furniture, with additional space for a dressing table or dedicated home-working area. Bedrooms two and three are spacious and inviting rooms, finished in neutral decor to create a fresh and versatile setting. Benefiting from natural light and ample floor space, the rooms comfortably accommodate bedroom furniture and additional storage, making them ideal for family members or guests.

The upper level also accommodates the family bathroom, featuring a white suite comprising a bath, separate shower enclosure, wash hand basin and WC. Crisp white tiled walls contrast with black tiled flooring, creating a clean and contemporary finish, while a small window allows natural light into the room.

THE BATHROOM



BEDROOM 1

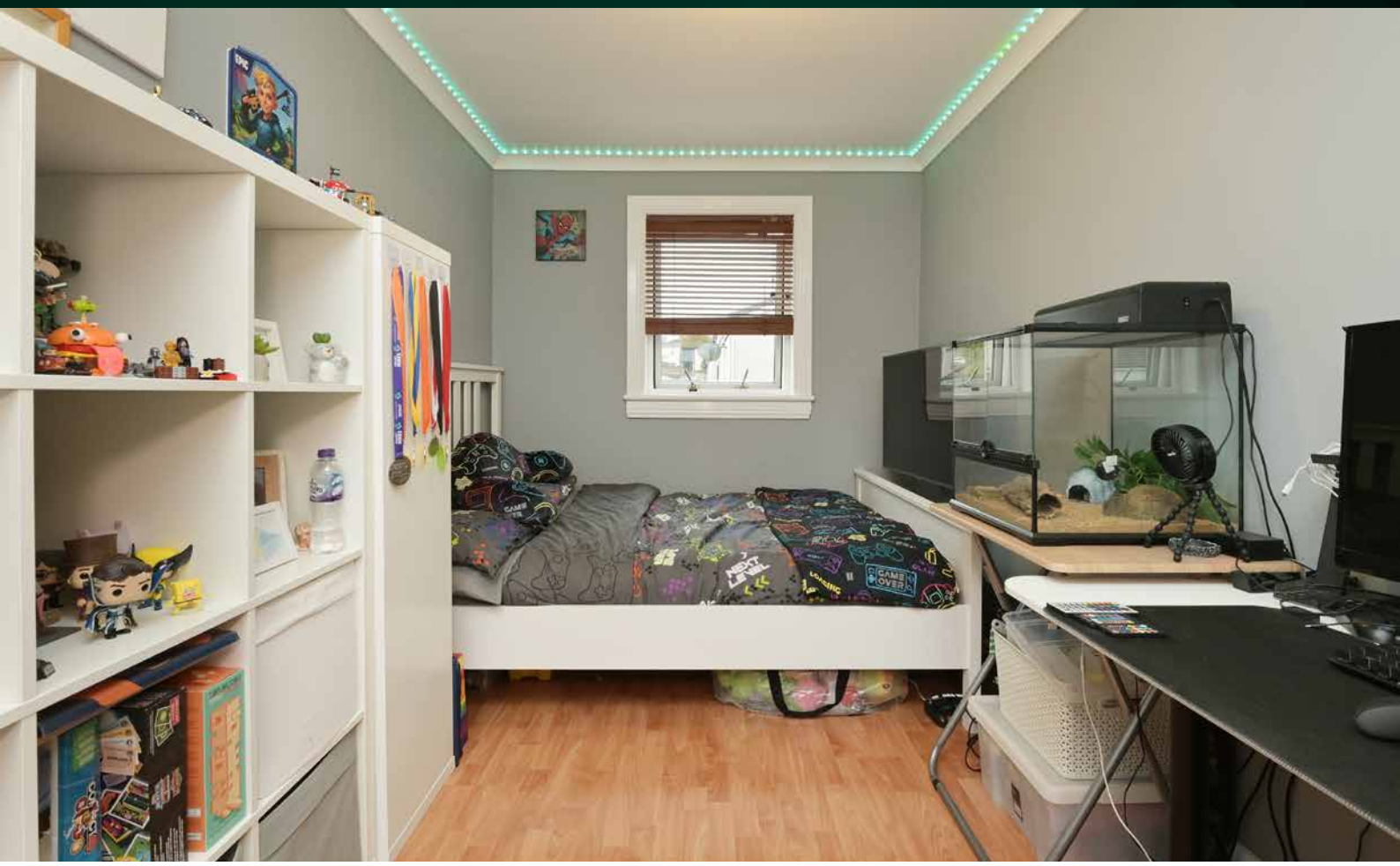


A window allows natural light to brighten the room, while the generous proportions comfortably accommodate freestanding bedroom furniture





BEDROOM 2





Externally, the property benefits from a private, fully enclosed rear garden, thoughtfully designed for low-maintenance outdoor living. Attractive paving provides an ideal setting for alfresco dining, entertaining or simply relaxing. Timber fencing offers privacy, while decorative planters add character and greenery to the space. A timber shed provides useful additional storage.

To the front, the property enjoys a private garden offering an appealing combination of greenery and practicality. A neatly maintained lawn is bordered by paving, creating a tidy and welcoming outdoor space, while a further storage shed provides additional convenience.

Combining generous accommodation, flexible living spaces and easily maintained private gardens, this appealing family home presents an excellent opportunity in a popular residential location.

EXTERNALS

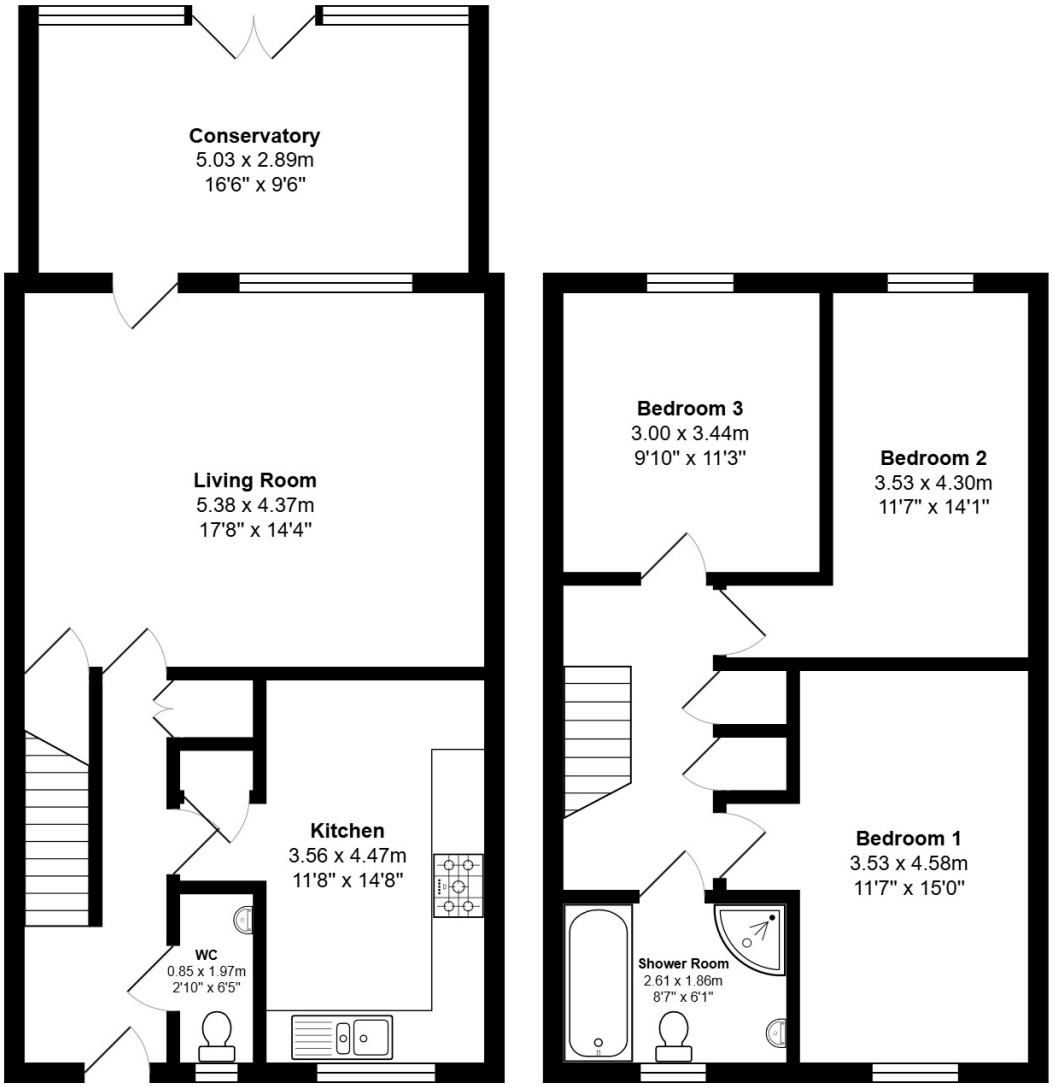






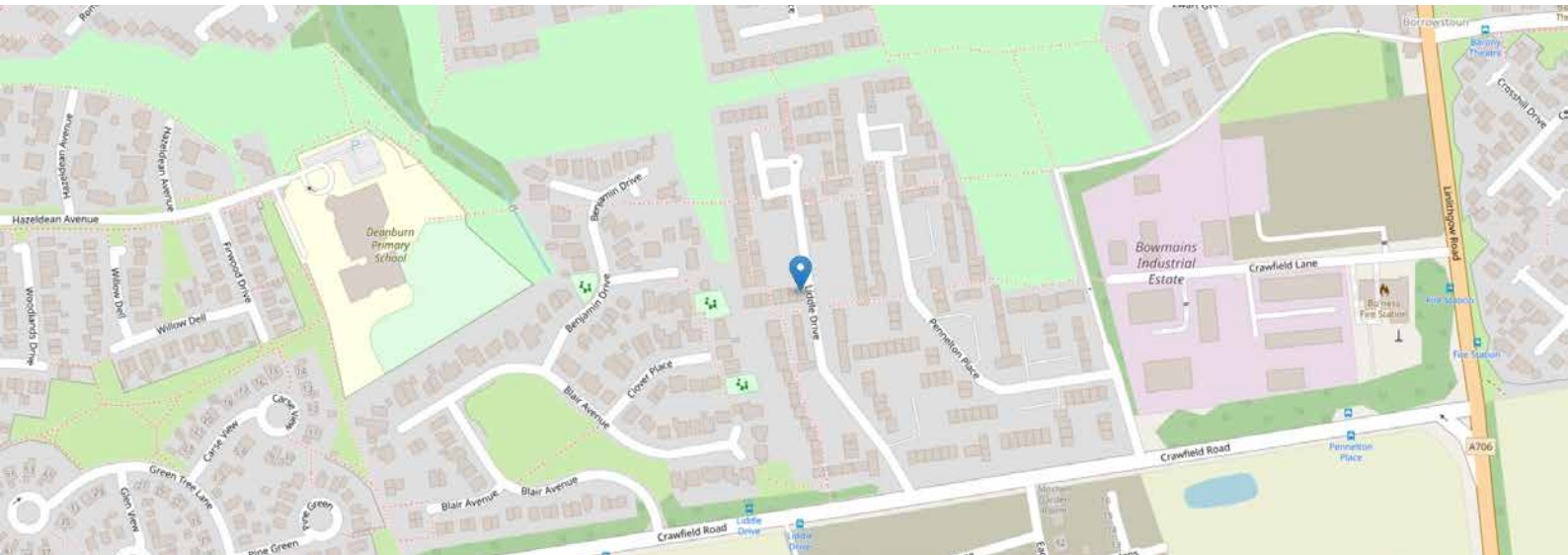


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 98m^2 | EPC Rating: C



THE LOCATION

Bo'ness is a popular and well-established coastal town situated on the southern shores of the Firth of Forth, offering an excellent combination of local amenities, schooling, recreational facilities and transport links. The town provides a welcoming community atmosphere, making it an attractive location for families, professionals and commuters alike.







The town centre offers a variety of independent shops, supermarkets, cafes, restaurants and everyday conveniences, with further shopping and leisure facilities available in nearby Linlithgow and Falkirk.

For outdoor enthusiasts, the area benefits from a range of scenic walking and cycling routes, including the picturesque Kinneil Estate, with its extensive parkland and woodland trails. The nearby Firth of Forth coastline provides further opportunities for outdoor recreation, while the historic Bo'ness and Kinneil Railway is a popular local attraction.

The area is well served by primary and secondary schooling, with Deanburn Primary School and Bo'ness Academy located nearby. Regular bus services connect Bo'ness with surrounding towns, while Linlithgow railway station provides rail links to Edinburgh, Glasgow and beyond. Convenient access to the M9 motorway network makes the area particularly appealing for commuters travelling throughout central Scotland.







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