




McEwan Fraser Legal
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40 Blair Avenue

BO'NESS, EH51 0QT



LOCATION

Bo'ness sits on the banks of the Firth of 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 only a five minute walk to 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.

Blair Avenue has particularly easy access to Deanburn Primary School.

40 BLAIR AVENUE

McEwan Fraser is delighted to present this four bedroom detached home to the market. Presented to the market in good condition, the property has benefitted from a substantial ground floor extension which gives superb living space. Located at the end of a large cul-de-sac, there is little passing traffic making the property a great option for buyers with a young family. In addition to four bedrooms, 40 Blair Avenue boasts a lounge, dining room, extended kitchen with family room, two bathrooms, utility room, WC and garage. There are also mature gardens to the rear, off-street parking, gas central heating and double glazing.

Entering the property, you find a welcoming hallway with WC and integrated storage under the stairs. Double doors to your right give access to the dual aspect living room. Naturally bright and tastefully decorated, the living room enjoys ample space for a variety of different furniture configurations. This will allow an incoming purchaser plenty of flexibility to create their ideal entertaining space. A gas fire set into a stone fireplace makes for a natural focal point. Double doors at the rear of the living room open into the dining room which has ample space for a large dining table, supporting furniture and includes French doors opening to the rear garden. There is a very natural flow to the entertaining space. The ground floor also includes a luxury breakfasting kitchen which is open to a large family room. The kitchen comprises a range of Ashley Ann wall and base units with soft close drawers, integrated bin drawer, slimline wine chiller and pull-out storage unit. Fittings include a stainless steel sink and drainer, complementary work

surfaces and vibrant glass splashback. The kitchen has been arranged around a large range style cooker and space is provided for an American style fridge freezer. Laundry facilities and further storage facilities can be found in the attached utility room. The breakfast area has ample space for tables and chairs and freestanding furniture. To the rear, the family room offers a versatile living space with views and French doors to the garden.

Upstairs, the master bedroom is a well-proportioned double with a range of fitted storage. Blair Avenue's elevated position gives this bedroom rooftop views towards the Forth. The master bedroom also enjoys access to an en-suite shower room with full tiling and a white suite. The second double bedroom is rear-facing and overlooks the garden. Again, a well-proportioned bedroom with plenty of space for a full suite of bedroom furniture. Bedrooms three and four are both generous single bedrooms. Internal accommodation is completed by the family bathroom with a corner bath and shower.

There are well-tended gardens to the front and rear of the property. The front garden is laid to lawn with shrub planting. A gate at the side leads to the rear garden which is laid to lawn with a monobloc patio area. Steps at the rear lead to the balustraded terrace planted with a selection of shrubs, bushes and seasonal planting. There is an integral garage with an up-and-over door, power and light. The monobloc driveway provides off-street parking for several cars.







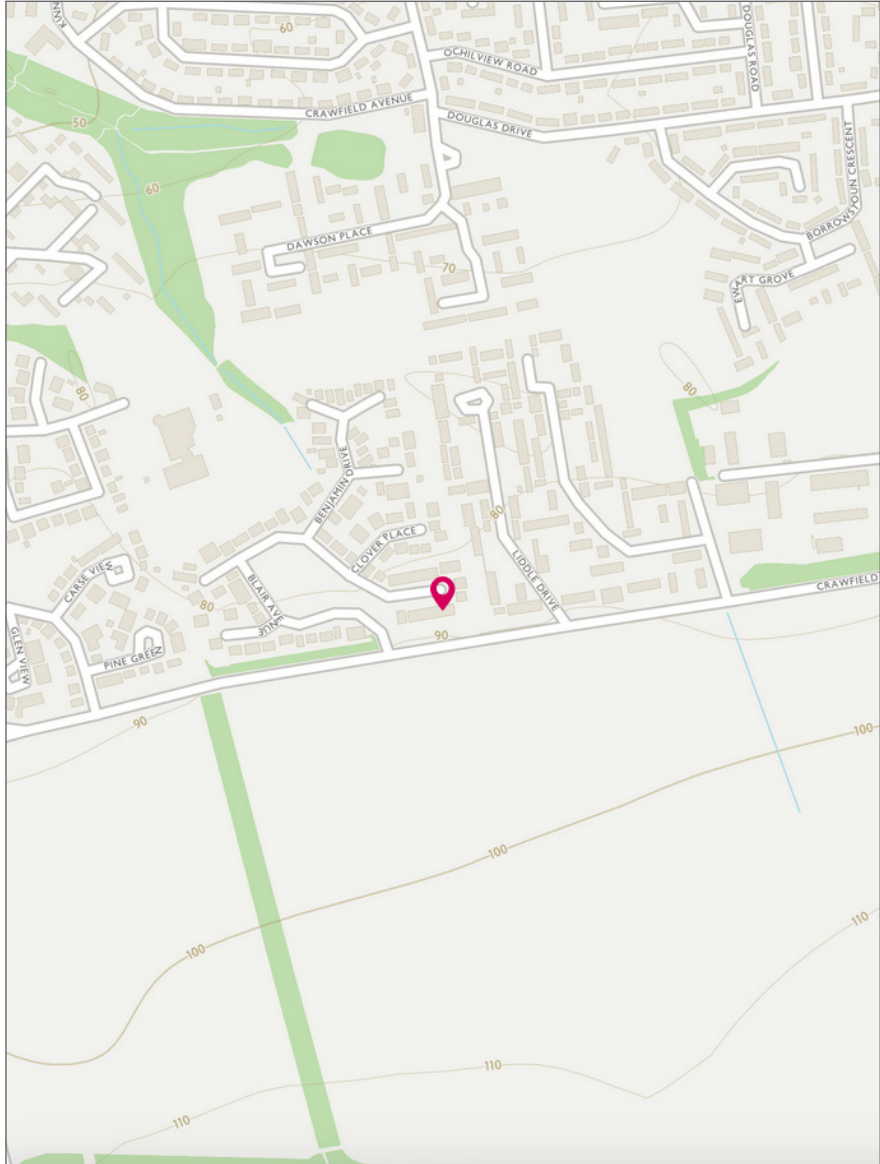
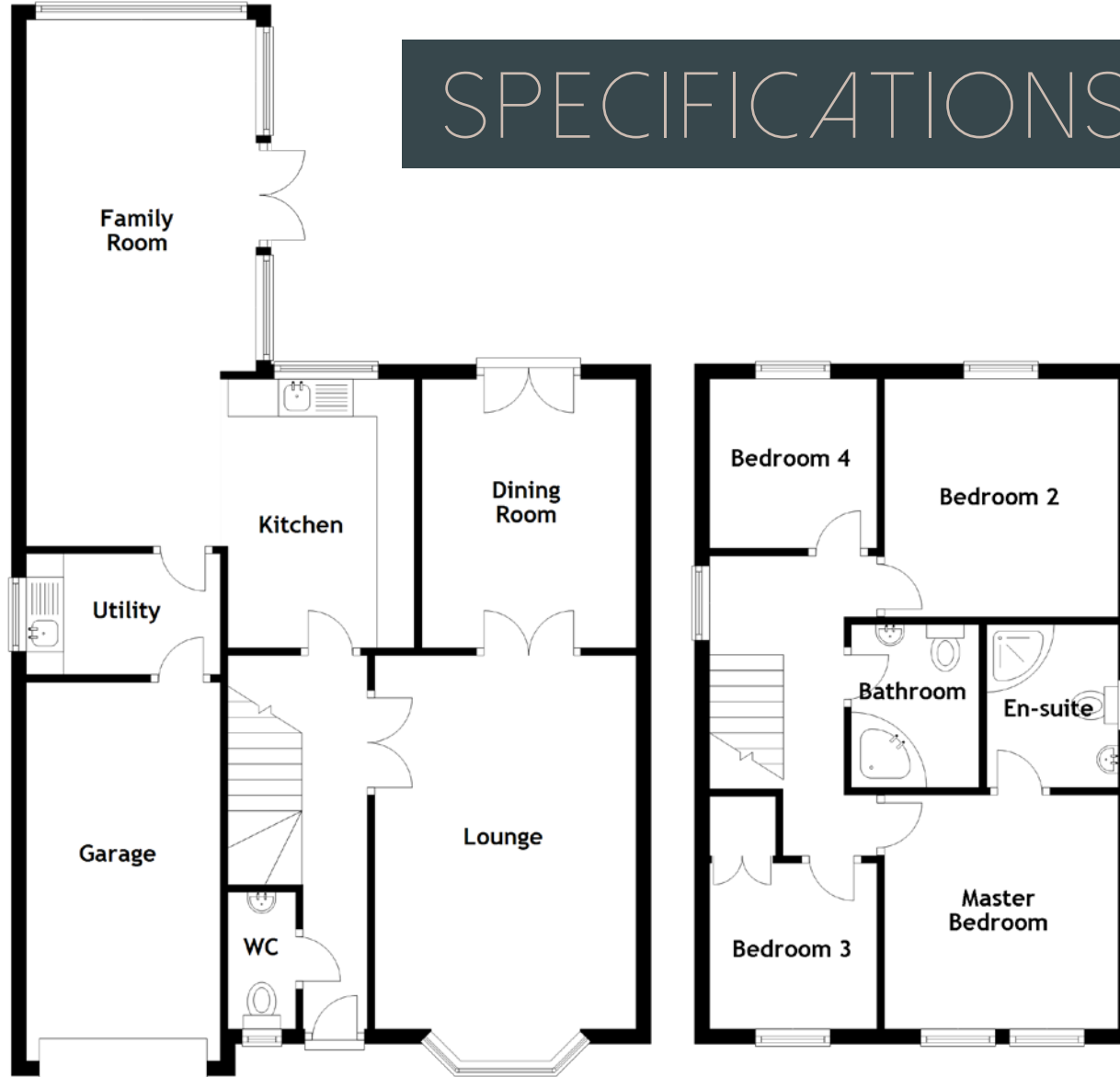


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SPECIFICATIONS & DETAILS



Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Lounge	5.00m (16'5") x 3.50m (11'6")
Dining Room	3.60m (11'10") x 2.87m (9'5")
Kitchen	3.60m (11'10") x 2.50m (8'2")
Utility	2.35m (7'9") x 1.62m (5'4")
Family Room	7.05m (23'2") x 3.08m (10'1")
WC	1.83m (6') x 0.91m (3')

First Floor	
Master Bedroom	3.39m (11'1") x 3.13m (10'3")
En-suite	2.18m (7'2") x 1.76m (5'9")
Bedroom 2	3.19m (10'6") x 3.13m (10'3")
Bedroom 3	2.31m (7'7") x 2.25m (7'5")
Bedroom 4	2.27m (7'5") x 2.24m (7'4")
Bathroom	2.18m (7'2") x 1.71m (5'7")

Garage	5.07m (16'8") x 2.60m (8'6")
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Gross internal floor area (m²): 127m²

EPC Rating: C



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