

202 Dean Road

BO'NESS, WEST LOTHIAN, EH51 0HH



Bright and open three-bedroom home in Bo'ness



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McEwan Fraser Legal is delighted to present this three-bedroom mid-terrace home. The property is in walk-in condition and makes the perfect home for those looking to escape the hustle and bustle of the Edinburgh city centre, whilst staying within commutable distance.

LIVING ROOM/KITCHEN



Internally, the property comprises of a large open-plan kitchen and living room as you walk through the front door. This dual-aspect room allows in floods of light, which really brings out the colour of the kitchen.



The modern kitchen is perfect for the keen chef to cook up a storm with the integrated gas hob, oven, microwave and a generous amount of worktop space. walking towards the back of the house you will find a W.C. alongside a utility room and doors out to the large rear garden.





Moving upstairs and you will find three double bedrooms, with integrated wardrobe space and views across the countryside. The modern three-piece family bathroom is also located here.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

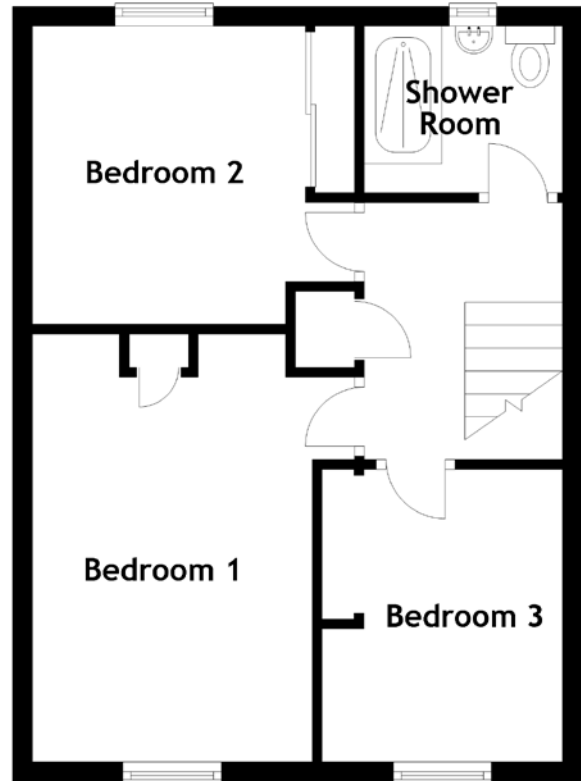
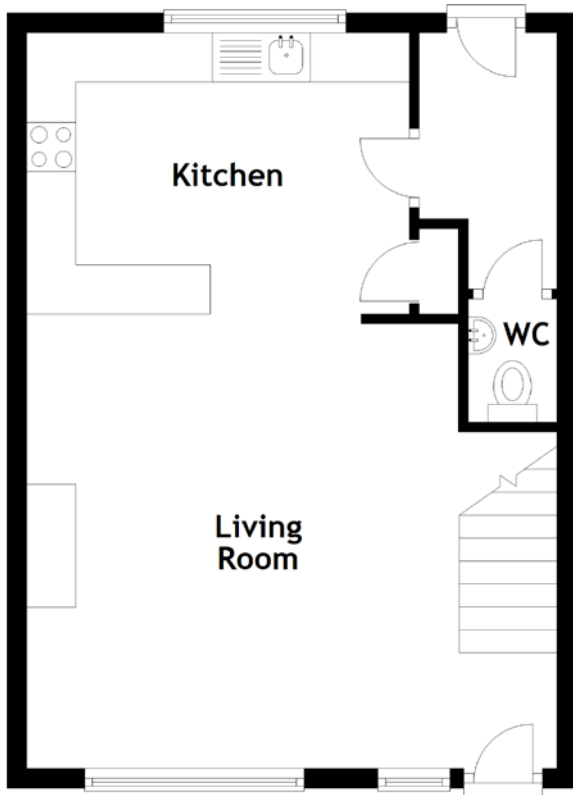


In addition to this, the property includes street parking. This is a rare opportunity to acquire a home in a fantastic location.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

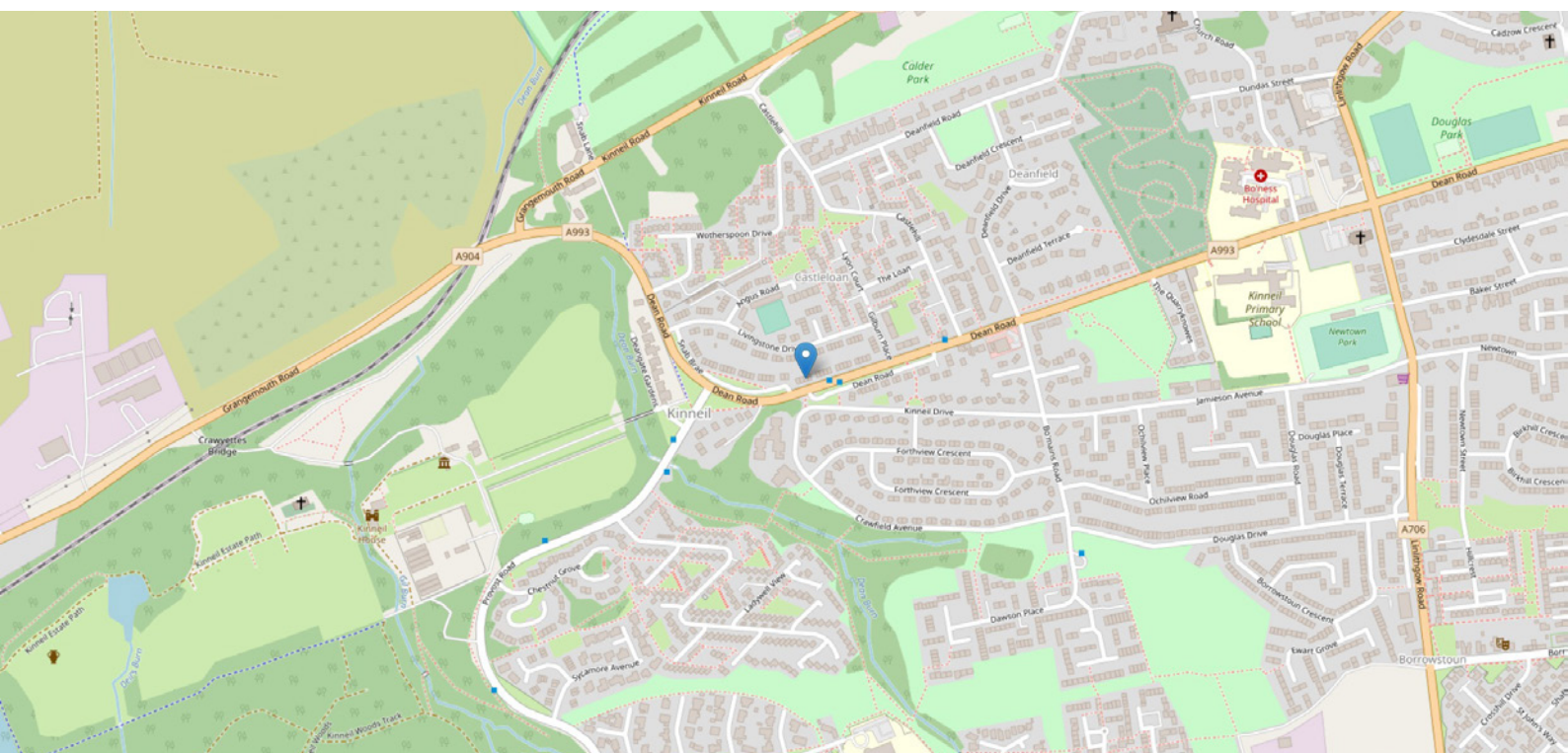


Approximate Dimensions (Taken from the widest point)

Living Room	5.39m (17'8") x 4.52m (14'10")
Kitchen	3.89m (12'9") x 2.86m (9'5")
WC	1.25m (4'1") x 0.90m (3')
Shower Room	1.97m (6'6") x 1.70m (5'7")

Bedroom 1	3.91m (12'10") x 3.28m (10'9")
Bedroom 2	3.28m (10'9") x 3.03m (9'11")
Bedroom 3	2.97m (9'9") x 2.44m (8')

Gross internal floor area (m²): 82m²
EPC Rating: C



THE 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.



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