



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**108 Dean Road**

BO'NESS, WEST LOTHIAN, EH51 0HD

# 108 DEAN ROAD

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.

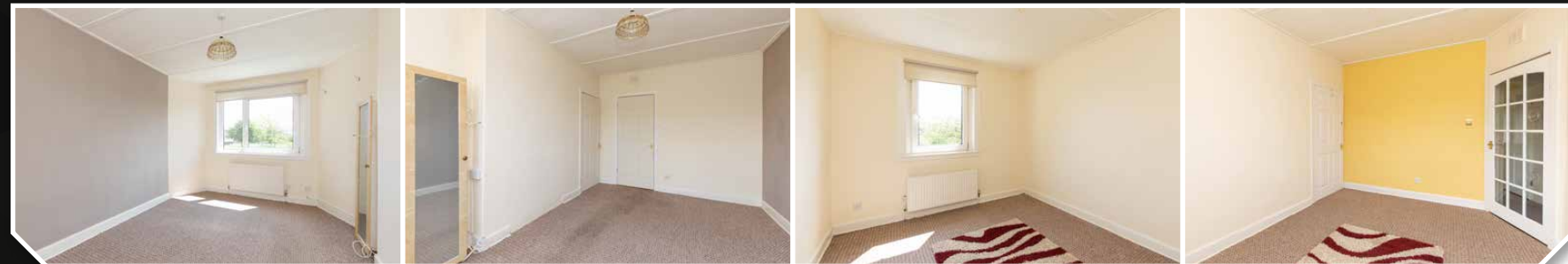
McEwan Fraser is delighted to present this three bedroom upper villa to the market. The property enjoys an elevated position on Dean Road which offers fantastic views over the Forth. The property is in good order and benefits from gas central heating, double glazing and good proportions throughout.

Internally, the property offers very flexible accommodation and is currently figured as a two bedroom apartment with a lounge and a dining room. Accommodation is focused towards a generous lounge which faces the rear of the property and boasts stunning views over the Forth. To the front there are three adjacent large double bedrooms, one of which is currently presented as a dining room. The property also enjoys and contemporary kitchen with an ample range of base and wall mounted units and a modern bathroom suite with striking quartz floor tiles.

For extra warmth and comfort, the property enjoys double glazing, gas central heating, loft and cavity wall insulation which are both still under warranty.

Externally, the property enjoys a private section of the secure rear garden and there is a paved and gated driveway.

This is an excellent property was a fantastic position which must be viewed to be fully appreciated.





Approximate Dimensions (Taken from the widest point)

Lounge	4.62m (15'2") x 3.60m (11'10")
Kitchen	2.40m (7'10") x 2.02m (6'8")
Bedroom 1	4.50m (14'9") x 3.05m (10')
Bedroom 2	3.69m (12'1") x 2.66m (8'9")
Bedroom 3	3.69m (12'1") x 3.16m (10'4")
Bathroom	2.39m (7'10") x 1.48m (4'10")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Some items of furniture available by separate negotiation. All fitted floor coverings including carpets (3 years old) and quartz bathroom tiles.



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Text and description  
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Surveyor



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