



22 Farmstead Way, Bo'ness, Falkirk, EH51 9RT

Beautifully-Presented, One-Bedroom, End-Terrace Bungalow.

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Property Description

Beautifully presented, one-bedroom, end-terrace bungalow, with gardens and an allocated parking space. Set in a quiet and modern residential development in Bo'ness, near Falkirk, Linlithgow and the M9.

A highly sought-after property type, ideal for downsizing or as a starter home, comprising an entrance hall, a living/dining room, a kitchen, a double bedroom and a bathroom.

Highlights include a modern fitted kitchen with appliances, contemporary flooring, gas central heating and double glazing. In addition, there are multiple TV points, and superb storage, including a walk-in hall store and a loft mirroring the floorplan.

There is a low-maintenance garden to the front and an enclosed rear garden, with a lawn, patio, store shed, and a gate to the residential car park.

The hall features modern wood-effect flooring, which is matched in the bedroom and the public room. There is access to a loft hatch and to a walk-in store, which is rendered and floored, and fitted with a bespoke child's mezzanine sleeping unit. The open, dual-aspect public room offers space for both lounge and dining furniture, and provides access to the rear garden, via patio doors.

Also leading off the public room, a kitchen has a front-facing window, stone-effect worktops, a sink with a drainer, a tiled surround, a washing machine, an integrated fridge/freezer, an oven and a gas hob.

The double bedroom has a rear-facing window, and features a wall of built-in mirrored wardrobes and a TV point. Front facing, the bathroom is fitted with a three-piece suite, including a shower-over-bath, tiled flooring, splash walls and a shaver point.



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Approximate Gross Internal Area: (506 sq ft - 47 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bo'ness is set adjacent to the River Forth, and is primarily residential, with a mix of modern and traditional stone-built housing. There is local shopping throughout, whilst the town centre offers a good choice of shops, banks, post offices, Tesco and Lidl supermarkets, and a leisure centre. Further shopping is available at nearby Linlithgow and Falkirk, whilst Edinburgh's Gyle and Livingston

centres offer major high-street names and restaurants. Bo'ness is ideally placed for commuters with easy access to the motorway network and is located near to the historic town of Linlithgow, providing additional amenities and a railway station with regular train services to Edinburgh, Glasgow and Stirling.





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