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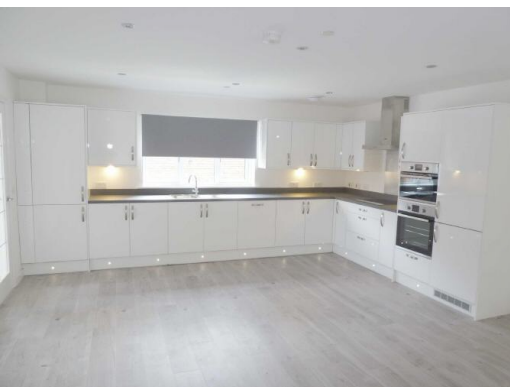
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40a Grahamsdyke Road, Bo'ness

Offers Over £375,000

- Spacious Detached Bungalow
- 4 Bedrooms
- Master En Suite
- Kitchen/Dining/Family Area
- Solar Panels
- Build Store Guarantee
- Good Sized Garage
- Viewing Essential



40a Grahamsdyke Road, Bo'ness

Description

40a Grahamsdyke Road, Bo'ness is an individually designed bungalow offering spacious contemporary accommodation arranged on one level. The property is situated on a private road with one other property just off Grahamsdyke Road and will suit a variety of buyers. Although this property is presented to the market in truly walk in condition there is plenty of scope to add your own personality to the property. This lovely bungalow further benefits from a build store guarantee, gas central heating, solar panels, double glazing, fire sprinkler system, and off street parking. Viewing is essential to fully appreciate the size and condition of this property.

Accommodation

The accommodation includes reception hallway with a built in storage cupboard. The hub of the property will be the open plan kitchen, dining and family area which has a french door giving access to the garden. The modern fitted kitchen has ample base and wall units, contrasting work tops, electric ceramic hob and double wall mounted oven. Integrated appliances include the fridge freezer and dishwasher. Just off the kitchen is the utility room giving additional storage units and worktops. The generously proportioned lounge is naturally light and airy and looks over the garden. There are four good sized bedrooms with the master having an en suite shower. The stylish family bathroom has a bath and a separate shower.

Outside

The good sized gardens to the front, rear and side are primarily laid to lawn. A mono blocked driveway provides ample off street parking and access to the double garage. The garage has an electric up and over door.

Local Area

The expanding town of Bo'ness has amenities to meet every day needs, including schools at both Primary and Secondary levels located within walking distance. Attractions in the town include the Bo'ness & Kinneil Railway, Kinneil House, Hippodrome Art Deco cinema and Antonine wall. Bo'ness is also ideally placed for the commuter with major access roads allowing ease of movement outwith the area. It is also worth noting the proximity to Linlithgow, which provides additional shopping and recreational facilities and a railway station with regular services to Edinburgh, Glasgow and beyond.

Lounge

4.95m x 6.00m (16'3" x 19'8")

Kitchen/dining/Family Room

5.00m x 7.78m (16'5" x 25'6")

Master Bedroom

5.07m x 4.07m (16'8" x 13'4")

En Suite

2.2m x 1.8m (7'3" x 5'11")

Bedroom 1

4.00m x 3.80m (13'1" x 12'6")

Bedroom 2

3.80m x 3.97m (12'6" x 13'0")

Bedroom 3

2.81m x 3.11m (9'3" x 10'2")

Bathroom

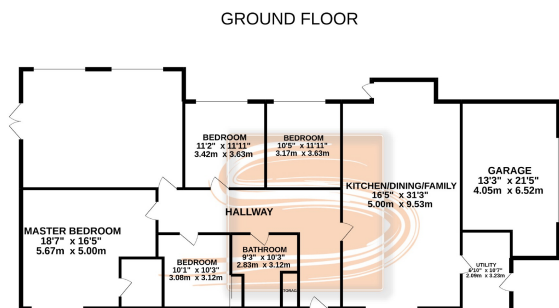
3.11m x 2.60m (10'2" x 8'6")


Utility Room


2.05m x 2.08m (6'9" x 6'10")

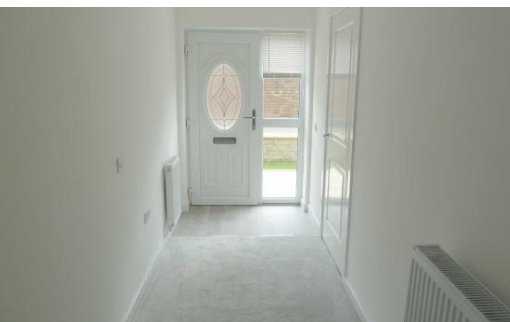
Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		91	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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