



**RE/MAX** PROPERTY



*23 Willow Dell, Boness, EH51 0NU*

- **Seldom Available Semi-Detached Bungalow**
  - **Lovely Lounge**
  - **Well-Equipped Kitchen**
  - **Spacious Conservatory**
    - **2 Double Bedrooms**
    - **Shower Room**
  - **Large, Mature Gardens**
- **Multi-Car Driveway With Garage**

## **\*\*Lovely 2 Bedroom Bungalow With Mature Gardens!\*\***

Niall McCabe & RE/MAX Property are overjoyed to present to the market this lovingly cared for 2 bedroom semi-detached bungalow, located in the picture perfect Willow Dell in Bo'Ness. The property enjoys spacious interiors, mature gardens and ample off-street parking. Although, the property is in need of some minor cosmetic upgrading it would make the ideal home for many years. Accommodation comprises; entrance hallway, large lounge, breakfasting kitchen, conservatory, 2 double bedrooms, shower room & ample outside space – along with a large driveway and garage.

Bo'Ness is a charming and historic town located in the heart of Scotland, offering a unique blend of traditional Scottish architecture and modern amenities. With its picturesque waterfront, high street, and stunning natural scenery, Bo'Ness is the perfect place for those seeking a relaxed, yet vibrant lifestyle. From its historic attractions, such as the iconic Bo'ness and Kinneil Railway and the impressive Kinneil House, to its beautiful parks and gardens, including the stunning Kinneil Estate, Bo'ness offers a wealth of activities and amenities for all ages. With excellent transport links to Edinburgh and Glasgow, Bo'ness is the perfect location for those looking to enjoy the best of both worlds.

**Council Tax Band: C**  
**Tenure: Freehold Property**



#### Entrance Hallway

10' 3" x 4' 2" (3.13m x 1.27m)

Spacious entrance hallway decorated in soft neutrals & offering easy access to all accommodation.

#### Lounge

17' 2" x 12' 4" (5.23m x 3.76m)

Located on the right-hand side of the door, the lounge is an impressive space – with views over the conservatory & the rear garden. The room enjoys a flexible floorspace with ample room for various furniture formations, central lighting and ample power sockets. Again, decorated in soft tones with perfectly complimenting carpeting.

#### Kitchen

11' 0" x 6' 5" (3.35m x 1.96m)

Handily accessed via the lounge, here you enter a well-maintained kitchen. A lovely space with a vast selection of base & wall mounted units, set with contrasting worktop and floor design. The room enjoys some integrated appliances and space for freestanding too.

#### Conservatory

15' 8" x 10' 9" (4.77m x 3.28m)

Perfectly placed to the rear of the home and lapping up the mid-afternoon sunshine, you step into the conservatory. This room is ideal for entertaining guests, due to its large proportions. The room enjoys multiple windows overlooking the rear garden – in tum, flooding the room with light.

#### Bedroom 1

10' 10" x 10' 4" (3.30m x 3.16m)

The master bedroom is a great size, which overlooks the front aspect and enjoys a large, walk-in cupboard. The room is finished in creamy hues with contrasting flooring.

#### Bedroom 2

10' 10" x 8' 2" (3.30m x 2.50m)

Another spacious bedroom that could be used flexibly depending on the individual purchaser, including a dressing room, home office or 2nd double bedroom – showing the true versatility of the home. Again, it has been styled in a neutral palette.

#### Shower Room

6' 3" x 5' 7" (1.91m x 1.70m)

Completing the internal accommodation is a stylish 3-piece shower-room, comprising of a corner shower cubicle, wash hand basin & W.C. The walls & floor enjoys a pretty design, along with a glazed window which lights the room perfectly.

#### Exterior

Externally, the property boasts a mature & well-established plot. To the front there is an expansive lawn, and multi-car driveway which leads to a detached garage.

From here you enter a gate leading to the rear – a lovely & extremely private space bound by high fence for optimum security & privacy. There is a pretty lawn, planting & a sun-drenched patio.



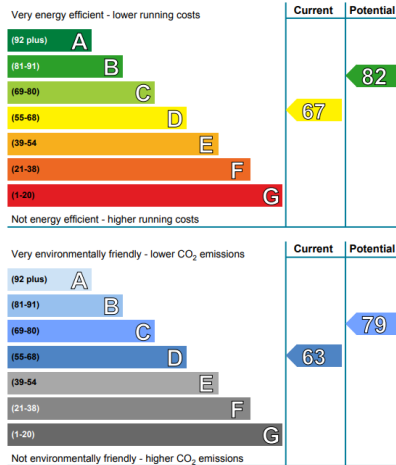




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Matterport



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