

**FOR SALE
BO'NESS
28 DRUM FARM LANE
WEST LOTHIAN
EH51 9RJ**



FIXED PRICE £119,995

£10,000 BELOW THE HOME REPORT VALUATION!

This is a beautifully presented end-terraced property, situated within an attractive modern development on the outskirts of Bo'ness. The property is in excellent decorative order and provides superb accommodation over two floors and would make an ideal home. The home benefits from gas central heating and double glazing. This is a delightful property and early viewing is therefore highly recommended.

ACCOMMODATION

Hall, livingroom/diningroom, kitchen, master bedroom (with built-in mirrored wardrobes), two further bedrooms, bathroom, WC, storage cupboards, attic, front and rear gardens. There are also two off road allocated car parking spaces.

VIEWING

By appointment with the owner on 07722 520 869 or through
Purdie & Co. Tel: 0131 346 7240.

Purdie & Co
Solicitors &
Estate Agents

Property Department

69 Haymarket Terrace, Edinburgh
EH12 5HD
Tel: 0131 346 7240 • Fax: 0131 346 7707
LP 1 Edinburgh 26
Email: property@purdiesolicitors.co.uk
Website: www.purdiesolicitors.co.uk



Bo'ness is a small town on the southern banks of the Firth of Forth located some 18 miles from Edinburgh. The town itself offers shopping and leisure facilities, and there are both primary and secondary schools. In the town centre there is a wide range of shops to choose from including Tesco. Banking and Post Office facilities can also be found in the town centre. The town itself offers recreational pursuits to include golf, fishing and a number of attractive walks. The popular Recreation Centre offers a swimming pool, squash and badminton courts, gym and astro-turf pitches. The town also boasts its own Steam Railway with regular trips to the Heritage Clay Mine.

The property itself is situated within an award winning and very appealing residential development and is situated on Drum Farm Lane. The small front garden area and path lead up to the front door which opens on to:

HALL

With doors off to all ground floor accommodation and stair to the upper floor. Oak flooring, pendant light, one double power point and radiator.

LIVINGROOM/DININGROOM

Bright, spacious and well presented livingroom/dining room, with views towards the rear of the garden provided by the window and patio doors (which open onto the garden). The room is lit with directional halogen lighting. Attractive oak floor. Radiator, BT phone point, Sky HD point, terrestrial aerial point and five double power points. There is a large storage cupboard off the lounge which runs under the stair and is fitted with a pendant light and contains the fuse box and electricity meter as well as one double power point.

KITCHEN

An attractive kitchen with views towards the front of the property. There is a series of fitted wall and base units with wood effect roll top worksurface. Set into the worksurfaces is a stainless steel sink with a left hand drainer and mixer tap. The room is lit with directional spotlights. The integrated stainless steel gas hob and electric oven will be included in the sale, along with the fridge/freezer, washer dryer and dishwasher. Attractive stone effect floor tiles and ceramic tiled splashback. Radiator, three double power points, plus appliance points.





WC

A bright, well presented WC with a white fitted WC and wash hand basin. Ceramic tiling on the walls to dado height. "Port Hole" style ceiling light and radiator.



UPPER HALL

With doors off to all upper rooms and overhead access to the attic space. Carpet, pendant light. Shelled storage cupboard off the Hall.

BEDROOM ONE

A beautifully presented double bedroom, situated towards the rear of the property with views of the rear garden. Built-in mirrored wardrobes (fitted with two hanging rails and a large shelf over). Carpet, pendant light, radiator, phone point, two double power points and one single power point. The wall mounted TV and bracket will be included in the sale.



BEDROOM TWO

A double bedroom with views towards the front of the property (used by the current owners as a large study). Carpet, pendant light, radiator, two double power points and phone point.

BEDROOM THREE

With views towards the rear bedroom, this single bedroom makes an ideal child's room or study. Carpet, pendant light, radiator and three double power points.

BATHROOM

A light, white bathroom fitted with a three piece suite comprising bath, sink and WC. Set over the bath is a shower attachment and shower curtain. White ceramic wall tiling interspersed with blue tiles and floor tiles. The room is lit with recessed halogen spotlights. Radiator and shave point.

ATTIC

Partially floored with Ramsay ladder comprising of one double power point, 2 lights and TV aerial. Ideal for storage.

GARDENS

The front garden has stone chippings and a path (with two steps) leading to the front door. There is an outside tap and the gas meter is also located here.

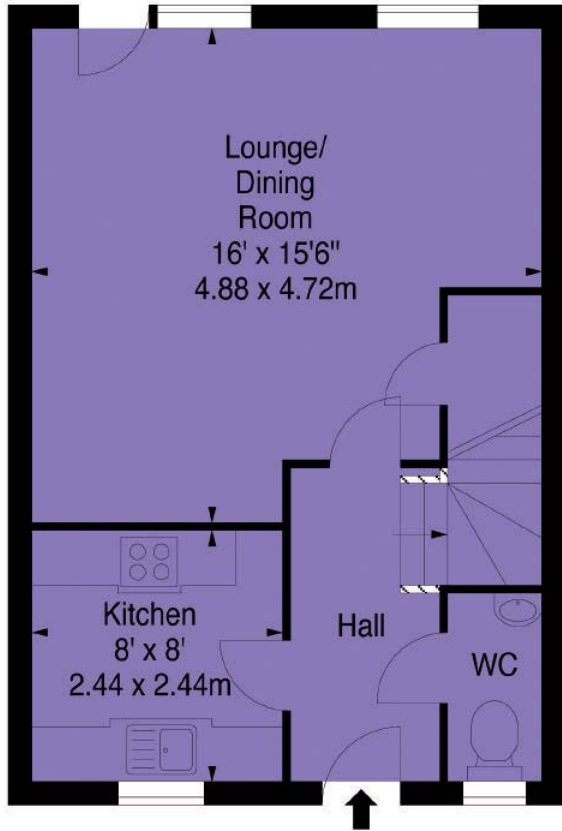
An appealing rear garden, laid with paving stones and surrounded by a green wooden fence. Garden shed (with power point and light) and access to the parking area.

EXTRAS

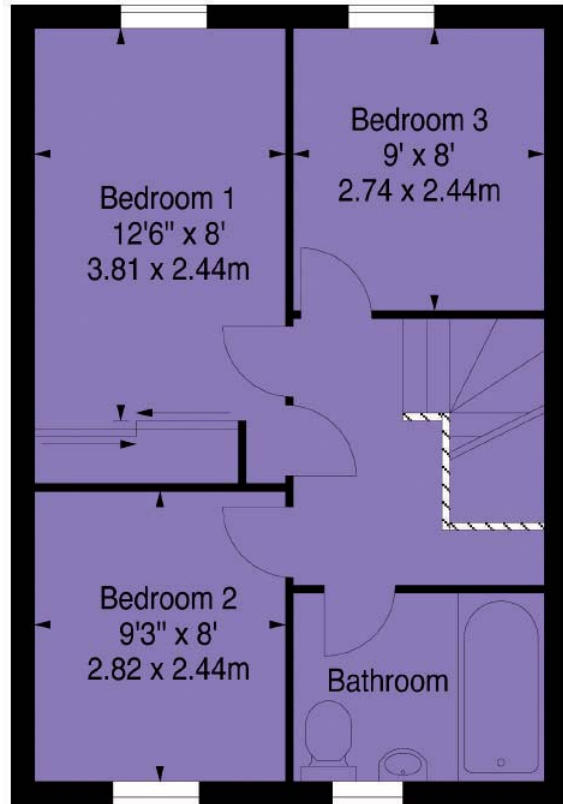
The integrated stainless steel gas hob and electric oven will be included in the sale, along with the fridge/freezer, washer/dryer and dishwasher. The wall mounted TV and bracket in the master bedroom will also be included in the sale.



**Drum Farm Lane,
Approx. Gross Internal Area
780 Sq Ft - 72.46 Sq M**



Ground Floor



First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

