



8 DEANFIELD PLACE  
BO'NESS, EH51 0EY

LITTLE & ANDERSON  
SOLICITORS AND ESTATE AGENTS



## THE PROPERTY

Viewing is an absolute must of this fantastic 3 bedroom semi-detached villa situated in a highly sought-after and quiet residential area of Bo'ness. Featuring stunning views towards the River Forth and beyond, the property offers versatile accommodation which is complimented by ample space throughout. Whilst now in need of some modernisation, it will undoubtedly appeal to a range of buyers, especially as an ideal family home.

Internally, the ground floor consists of a spacious entrance hall with storage cupboard and stair, with further under stair storage, leading to the first floor. The sizable living/dining room, with a central place gas fireplace, provides ample space for freestanding furniture and benefits from natural light via a gorgeous bay window looking out on to the well-maintained front garden.

The kitchen, which is fitted with a range of floor and wall mounted units has an integrated stainless steel sink and drainer, gas oven and four ring burner hob with extractor hood, an integrated fridge freezer, washing machine, tumble dryer. Access to the rear vestibule, which has a large storage cupboard and provides access to the rear garden via a UPVC door.

Downstairs hosts the beautifully finished shower room, decorated in neutral toned wet wall, fitted with a built-in white toilet and basin, comprising storage space underneath. The large shower unit has a Mira shower.

Upstairs, following the bright and airy 180° staircase, with window on the turn landing, the top landing features a loft hatch and provides access to all bedrooms. There are three sizeable bedrooms, each benefiting from built-in storage, with one featuring an en-suite fitted with a two-piece white suite.

Externally, to the front there is an area laid with artificial grass, for easy maintenance, using neutral toned slabs creating a pathway leading to the UPVC white front door, with borders of mature shrubbery. The pathway continues along the side of the property, passing a slabbed area with wooden shed, to the fully enclosed back garden comprising areas of lawn, slabbed walkways around the sizeable garden, beautiful shrubbery creating a perfect space for enjoying the summer sun and entertaining. The garden hosts two gorgeous mature apple trees, an outside cold tap and laundry poles for outside drying.

Further benefits include gas central heating and double glazing..

## THE DISTRICT

Bo'ness is a small town on the southern banks of the Firth of Forth, located some 20 miles from Edinburgh, and offers a wide range of shopping and leisure facilities, including Tesco and Lidl, and both primary and secondary schools. Recreational pursuits include golf, fishing and a number of attractive walks via large open greenland at the sea-front, Kinneil Estate and access to The John Muir Way. 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, historic renovated Hippodrome Cinema, the famous Bo'ness Fair Day and recently re-established historic Bo'ness Hilleclimb. Linlithgow Train Station is approximately 2.5 miles away and there are regular bus services to Linlithgow, Falkirk and Stirling. In addition the Community Bus service provides a time tabled and bookable return service to Edinburgh at key morning, afternoon and early evening times.





## ROOM DIMENSIONS

(Longest & Widest)

Living/Dining Room – 16'1" x 13'5"

Kitchen – 12'8" x 9'3"

Shower Room – 6'7" x 5'6"

Master Bedroom – 14'6" x 10'0"

Bedroom 2 – 12'1" x 10'8"

Bedroom 3 – 10'8" x 8'2"

En-Suite – 6'11" x 2'6"

## EXTRAS

All fitted floor coverings, light fittings, curtains, poles and white goods are included in the sale.

## HOME REPORT

To request a copy of the Home Report please email [prop@l-a.scot](mailto:prop@l-a.scot).  
All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band B

The property has an Energy Rating Category D

Tenure: Ownership







## VIEWING

Viewings are strictly by appointment.

To arrange a viewing,  
please call **01506 822 727** or email [prop@l-a.scot](mailto:prop@l-a.scot).

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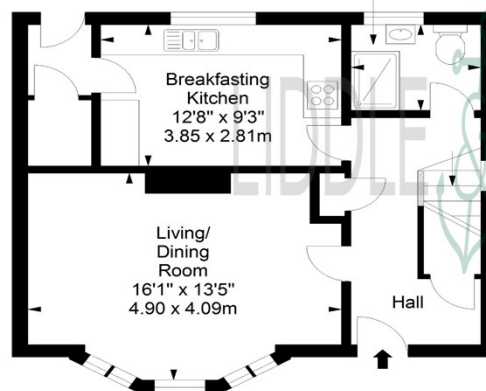
**s1** homes.com

OnTheMarket

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**Ground Floor**  
Approx. 47.0 sq. metres (505.9 sq. feet)

**Shower Room**  
6'7" x 5'6"  
2.00 x 1.68m



**Breakfasting  
Kitchen**  
12'8" x 9'3"  
3.85 x 2.81m

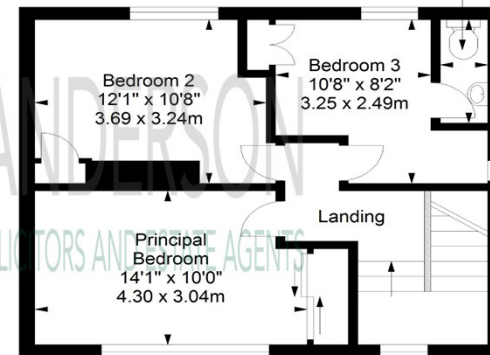
**Living/  
Dining  
Room**  
16'1" x 13'5"  
4.90 x 4.09m

Hall



**First Floor**  
Approx. 46.1 sq. metres (496.2 sq. feet)

**WC**  
6'11" x 2'6"  
2.10 x 0.75m



**Bedroom 2**  
12'1" x 10'8"  
3.69 x 3.24m

**Bedroom 3**  
10'8" x 8'2"  
3.25 x 2.49m

**Principal  
Bedroom**  
14'1" x 10'0"  
4.30 x 3.04m

Landing

Total area: approx. 93.1 sq. metres (1002.1 sq. feet)

*Prospective purchasers are advised to have their interest noted through their Solicitor as soon as possible in the event of an early closing date being set for the receipt of Offers. The seller reserves the right to accept an Offer without referral to any note of interest.*

*These presents are believed to be correct but no representations are made and they do not form part of any contract. The floor plan and measurements are indications only and should not be depended upon. Offerers must satisfy themselves as to their accuracy.*

*Please note that the systems/services referred to have not been tested by our clients or their agents and no warranty will be given as to their condition.*

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