

Lorelei, Muirhouses, Bo'ness, West Lothian, EH51 9SX

Offers Over £425,000





MQ Estate Agents are delighted to present to the market this unique, detached, spacious family home, set quietly in the town of Bo'nness. The property was built by the current owners 22 years ago and has a splendid and well thought out layout with surrounding mature gardens. The property comprises of a beautiful lounge, dining room, sun room, dining kitchen, utility room, five double bedrooms, four with en-suite bathrooms, balcony on the upper floor, double garage and large driveway. The property sits in a conservation area and enjoys a friendly town with plenty of local activities and tranquil surroundings. Early viewings is highly advised to appreciate this stunning family home.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

LOUNGE

21' 3" x 14' 7" (6.5m x 4.45m) The lounge is an exquisite room with various large windows making this a light and airy room. There is an open fireplace making an ideal focal point. Flooring is laid to plush carpeting. An ideal room for relaxing or entertaining family and friends with access to the dining room via the French doors.



DINING ROOM

16' 0" x 14' 7" (4.886m x 4.450m) The dining room has ample space for additional furniture as well as a large dining table. There is access to the sun room and kitchen from here.

SUN ROOM

14' 7" x 10' 5" (4.450m x 3.2m) A spacious sunroom at the rear of the property with access to the kitchen and dining room. Flooring is laid to wood effect laminate.

KITCHEN

20' 11" x 16' 3" (6.386m x 4.960m) The dining kitchen is a super, open plan space. There is a variety of wall, floor and tower mounted units in a rich, wood effect finish with complementing worksurfaces and decorative splashback. Integrated appliances include a 5 burner gas hob, electric oven and dishwasher. There is space for a tall fridge and freezer. Flooring is laid to both laminate and floor tiles.

UTILITY ROOM

10' 5" x 9' 6" (3.200m x 2.900m) The utility room is just off the kitchen. There are a variety of units and space for a free standing washing machine. There is access to the garden.

MASTER BEDROOM

19' 8" x 14' 9" (5.996m x 4.520m) The master bedroom is a serene space with flooring laid to a light carpet, walk in wardrobe and en-suite bathroom.

MASTER EN-SUITE BATHROOM

8' 0" x 6' 8" (2.460m x 2.050m) The primary en-suite comprises of a four piece suite of bath, fully enclosed shower, low flush WC and wash hand basin.

BEDROOM TWO SITTING ROOM 2

16' 6" x 15' 7" (5.036m x 4.762m) The second bedroom, currently used as a second sitting room, overlooks the rear of the property and has French doors leading out to the balcony where you can enjoy the views over the rear garden.

BEDROOM THREE SONS ROOM

18' 6" x 13' 3" (5.656m x 4.062m) A spacious double bedroom overlooking the rear of the garden. There is access to the en-suite shower room.

BEDROOM FOUR CRAFT ROOM

15' 3" x 14' 2" (4.656m x 4.320m) The fourth



double bedroom, currently used as a craft room, overlooks the front of the property. There is a handy storage cupboard and access to the en-suite bathroom. Flooring is laid to carpet.

EN-SUITE BATHROOM BEDROOM FOUR

15' 3" x 14' 2" (4.656m x 4.329m) A white, three piece suite of bath with overhead shower, low flush WC and wash hand basin.

BEDROOM FIVE (LOWER FLOOR)

16' 4" x 15' 6" (5m x 4.740m) The fifth bedroom is located on the lower floor, toward the front of the property. Flooring is laid to







wooden floorboards. There is access to the en-suite shower room.

EN-SUITE BATHROOM BEDROOM FIVE
7' 6" x 7' 6" (2.3m x 2.3m) The fully tiled en-suite shower room enjoys a fully enclosed, jet shower with seating space. The room is complete with towel radiator.

GARDENS

The property enjoys wrap a round, mature gardens with a variety of areas for all the family to enjoy. There is mature trees and shrubbery, flowerbeds, lawn and areas with decorative chip. Tot he front there is a mono-blocked driveway able to to hold a variety of vehicles and a double open garage.

LOCATION

Bo'ness is a coastal town on the south bank of the Firth of Forth, 16 miles (27 km) north west of Edinburgh and 6 miles (10 km) east of Falkirk. Bo'ness is ideally situated to reach attractions in nearby Falkirk such as the Falkirk Wheel, Callendar House and The Kelpies as well as the city of Edinburgh.

VIEWINGS

Viewing is highly recommended in order to appreciate this fantastic detached property has to offer.

MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.





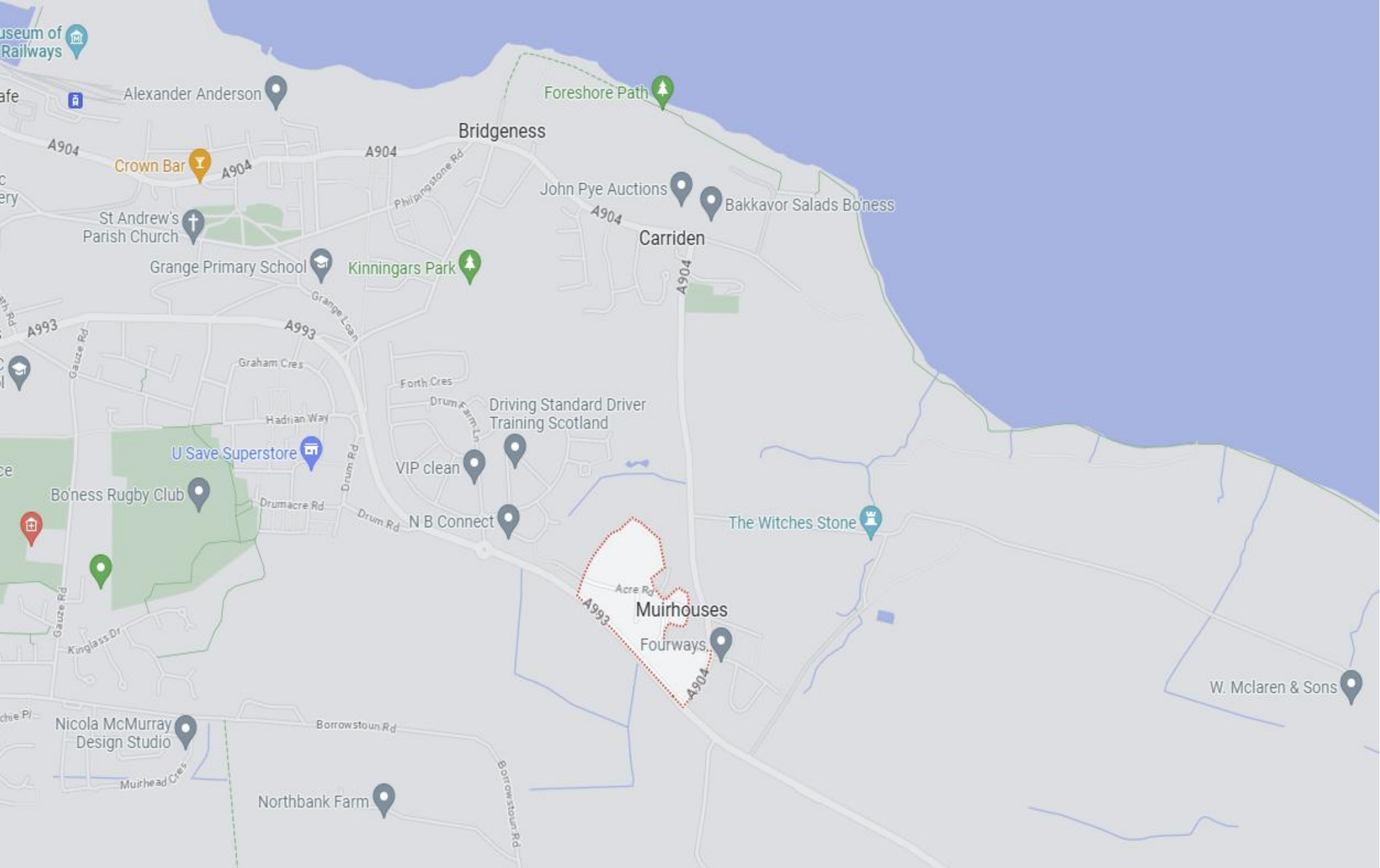




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