



35 Graham Crescent

Bo'ness EH51 9QQ

Offers Over £143,500

**Caesar & Howie**  
*Solicitors & Estate Agents*



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An excellent home which will suit a variety of buyers is offered from this spacious three bedroom semi detached villa. The property which boasts excellent further potential, has well proportioned accommodation throughout and excellent elevated views over the Firth of Forth. There is also ample off street parking and generous garden ground to the front, side and rear. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent commuting links to both Edinburgh and Glasgow making it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property, and early/flexible entry is available with no onward buying chain.

- **Entrance Hallway**
- **Spacious Lounge**
- **Kitchen**
- **Downstairs Shower Room**
- **Three Bedrooms**
- **Gardens & Driveway**
- **GCH & DG**
- **Council Tax Band: B**
- **Energy Efficiency Rating: D**

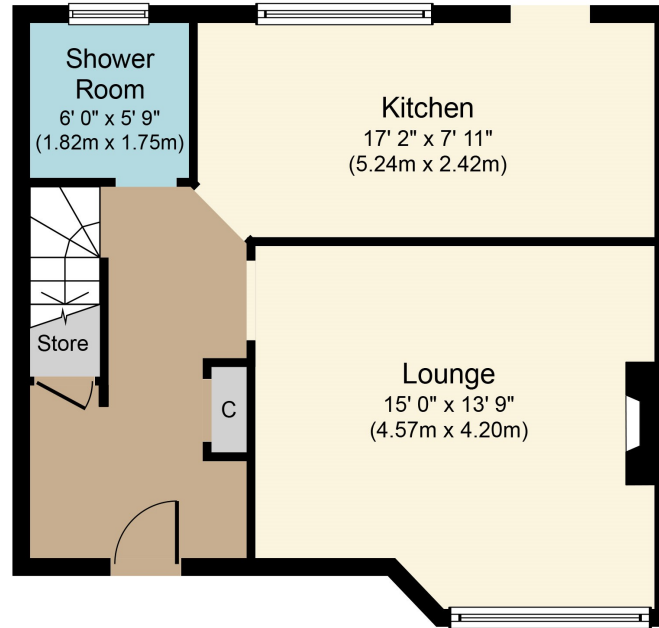
Extras: All floor coverings, blinds, curtains and light fittings.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [kma@caesar-howie.co.uk](mailto:kma@caesar-howie.co.uk)

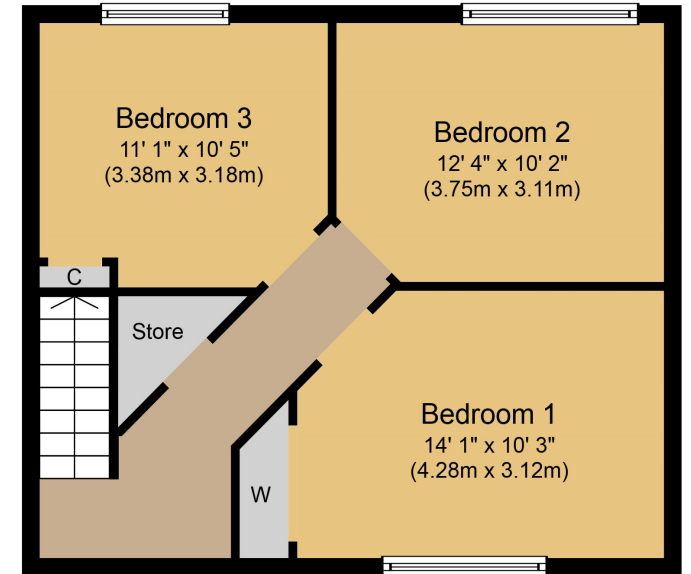


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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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