



30 Graham Crescent

Bo'ness EH51 9QQ

Offers Over £134,500

Caesar & Howie

Solicitors & Estate Agents



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An excellent home which will suit a variety of buyers is offered from this spacious two bedroom semi detached villa. The property benefits from well proportioned accommodation throughout, a handy downstairs W.C. and boasts excellent further development potential. 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**
- **Two bedrooms**
- **Shower room & W.C.**
- **Gardens & driveway**
- **GCH & DG**
- **Council Tax Band: A**
- **Energy Efficiency Rating: D**

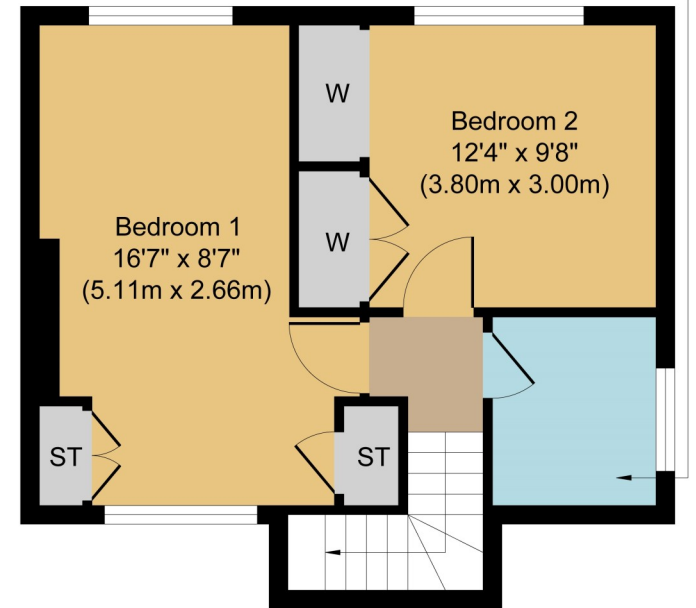
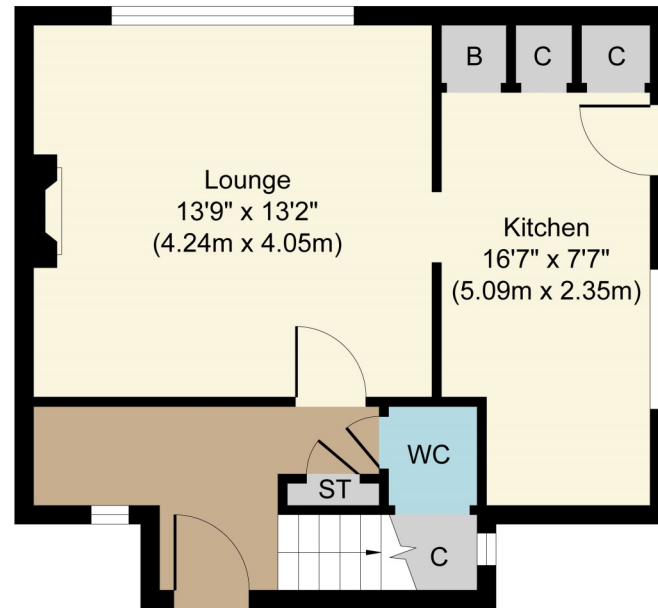
Extras: All floor coverings, blinds and light fittings.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email prop@caesar-howie.co.uk



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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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