



36 Muirhouses Crescent, Bo'ness

Offers Over £345,000



RE/MAX
Estate



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Bo'ness, Bo'ness

Chloe Mason from RE/MAX Estates is proud to bring to market this exceptional 4-bedroom detached home in a quiet Bo'ness location. Featuring a newly fitted German kitchen with an open-plan dining area.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Kitchen Diner

Newly installed, high-quality German kitchen with a luxurious finish, featuring gloss cabinets, ample wall and base units, and impressive cupboard space with an integrated wine holder. Under-counter lighting enhances the contemporary feel, while a central breakfast bar island adds extra storage and houses the electric induction hob. This well-appointed kitchen also includes an integrated dishwasher, washing machine, wine cooler, oven, warming drawers, microwave, and fridge freezer. The expansive layout offers plenty of room for dining furniture, with striking views across the garden and onto a private tree-lined backdrop—perfect for al fresco dining and summer BBQs.

Lounge

Bright and spacious lounge with a lovely ambiance, offering views of the rear garden through patio doors. Neutrally decorated with sleek laminate flooring, this room provides ample space for various furnishings.

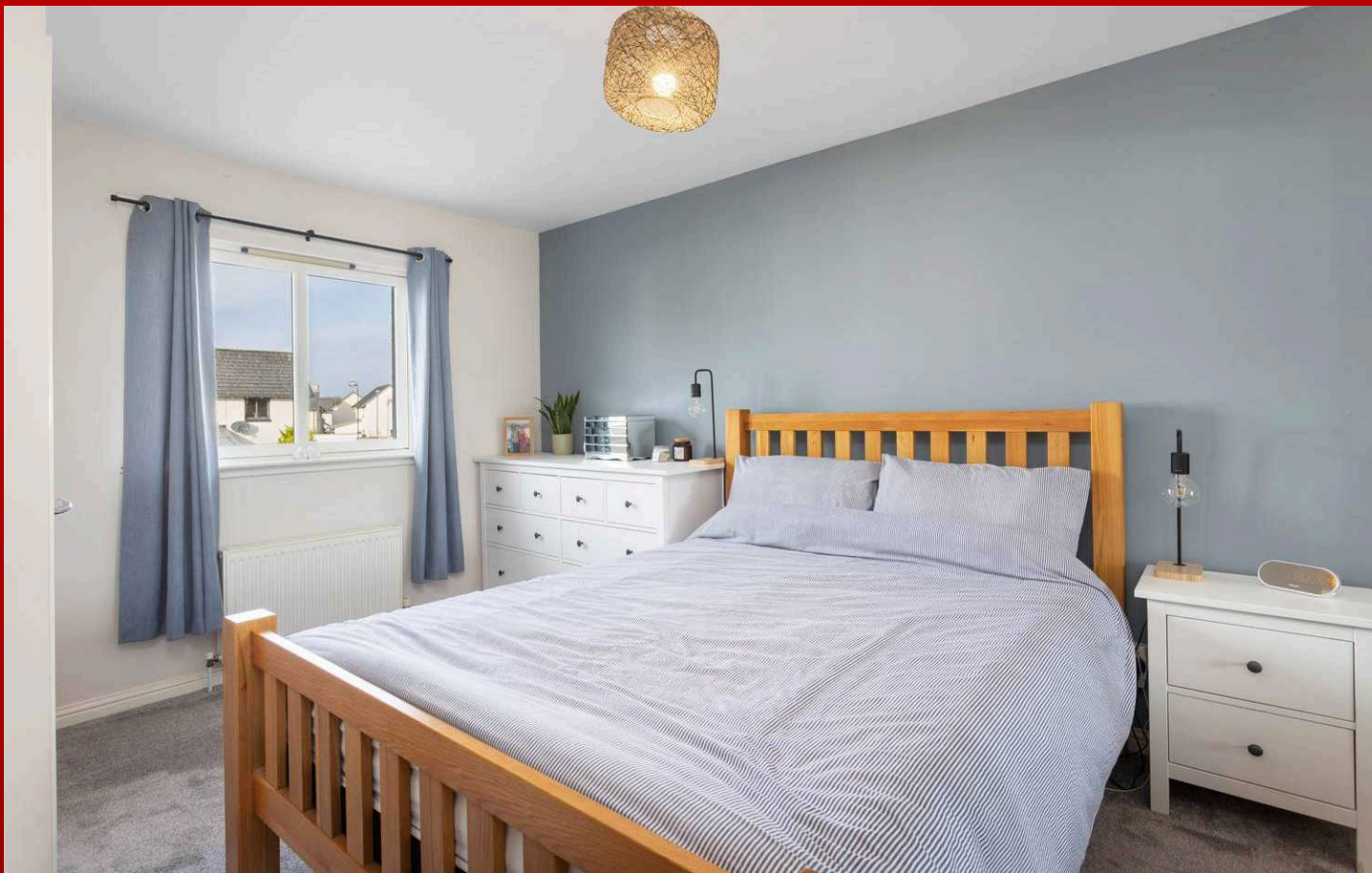
Guest WC

Conveniently located at the front of the home, this ground-floor WC is ideal for guests. It features a modern sink with vanity unit, WC, and frosted window, all set against stylish, contemporary décor.

Playroom

A versatile, beautifully sized room that can serve as a playroom, additional dining area, or home office. Featuring a large bay window at the front, this space is filled with natural light and finished with neutral décor and sleek laminate flooring, offering plenty of options to suit your needs.





Upper Hallway

Carpeted staircase with a striking long-length light fixture, adding a touch of luxury. The stairs feature a mid-way landing before continuing to the upper level, with the light serving as a stunning focal point. A feature wall adds to the stylish décor, complemented by a balustrade, leading up to the main accommodations of the home.

Master Bedroom

Generously sized master bedroom with a front-facing window, allowing plenty of natural light. Featuring an en-suite, carpeted flooring, and fitted mirrored wardrobes, this room offers both comfort and ample storage.

En-suite

The en-suite enhances the master bedroom with its modern, stylish design. It features a spacious walk-in shower, WC, and sink, complemented by partially tiled walls and striking black matte accents. A frosted window provides natural light and privacy—an ideal blend of style and convenience.

Bedroom 2

Bedroom 2 offers a serene, garden-facing outlook, framed by lush tree-lined surroundings. Featuring carpeted flooring and tastefully appointed décor, this spacious room includes large, mirror-fronted sliding wardrobes, providing both elegance and practicality for ample storage





Bathroom

This stylish bathroom boasts a chic and contemporary design, featuring a heated, mist-free mirror and a P-shaped bath with an overhead mains-powered rainfall shower. The WC and sink are complemented by a sleek vanity unit, while a frosted rear-facing window provides natural light and privacy.

Bedroom 3

Bedroom 3 is a generously sized room with a peaceful, rear-facing view. It features soft carpeted flooring and built-in mirrored wardrobes, offering ample storage. The spacious layout provides plenty of room for additional bedroom furnishings, making it a comfortable and versatile space.

Bedroom 4

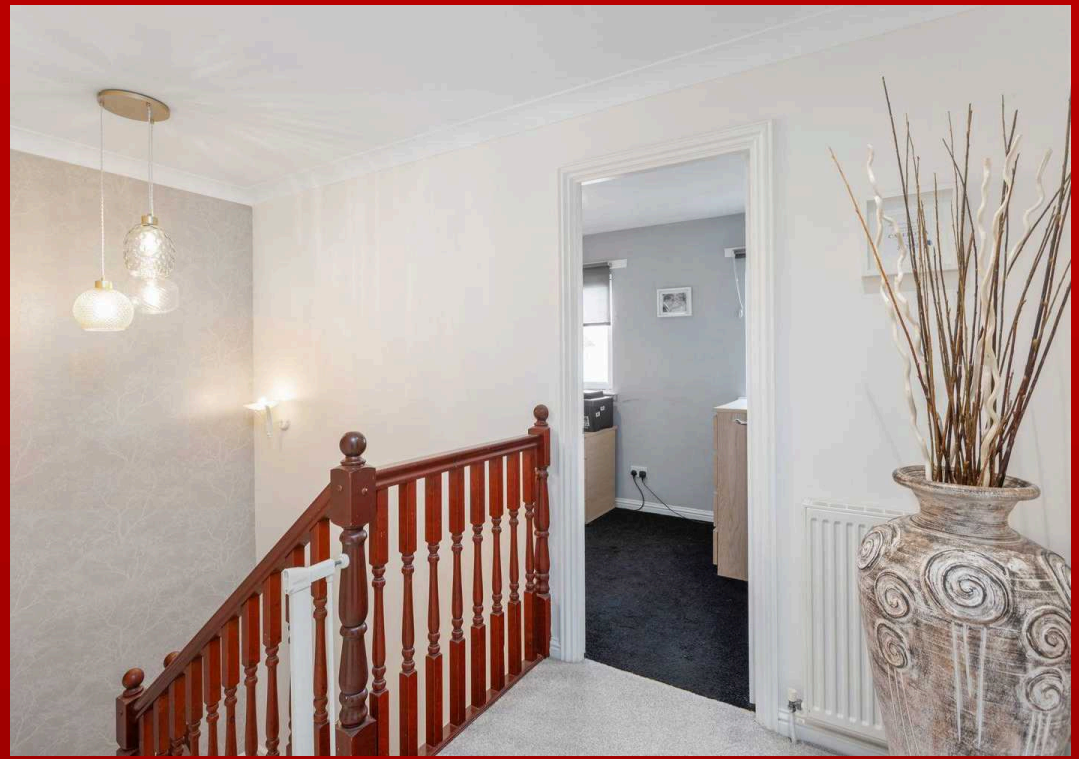
Bedroom 4, currently set up as a home office, offers a spacious and versatile layout. With a bright, front-facing view and durable laminate flooring, this room makes an ideal fourth bedroom or flexible living space to suit your needs.





REAR GARDEN

The rear garden offers a wonderfully private retreat, bordered by tree-lined surroundings for complete seclusion. It features a well-maintained lawn, a paved patio perfect for outdoor furniture, and a charming pergola for shaded relaxation. Additional storage is provided by a garden shed, all set within a beautifully tranquil setting.



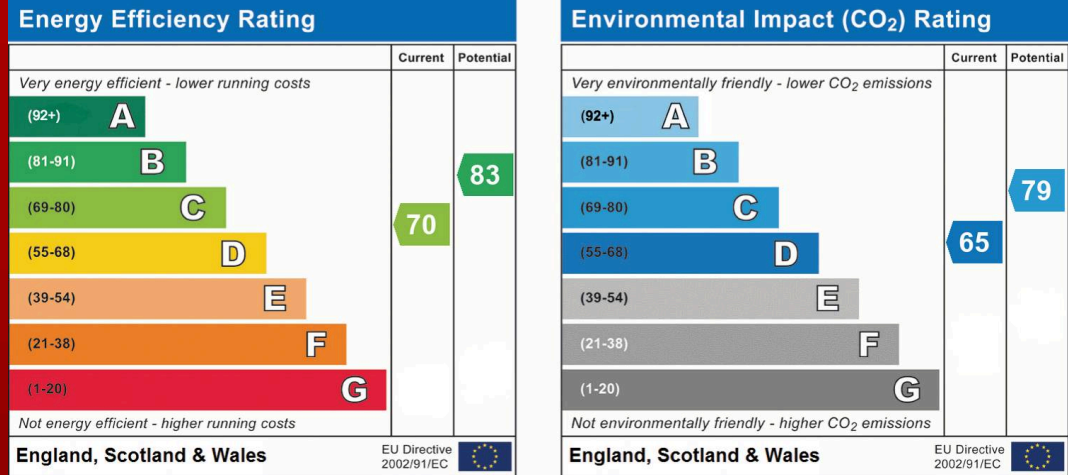
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Approx. Gross Internal Floor Area 1297 sq. ft / 120.59 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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