



16 Muirepark Court, Bo'ness

In Excess of £135,000



**RE/MAX**  
Estate





## 16 Muirepark Court

Bo'ness, Bo'ness

Charming mid terrace with 3 beds, modern shower room, spacious lounge/diner, well-equipped kitchen, new rear garden, convenient access to amenities.

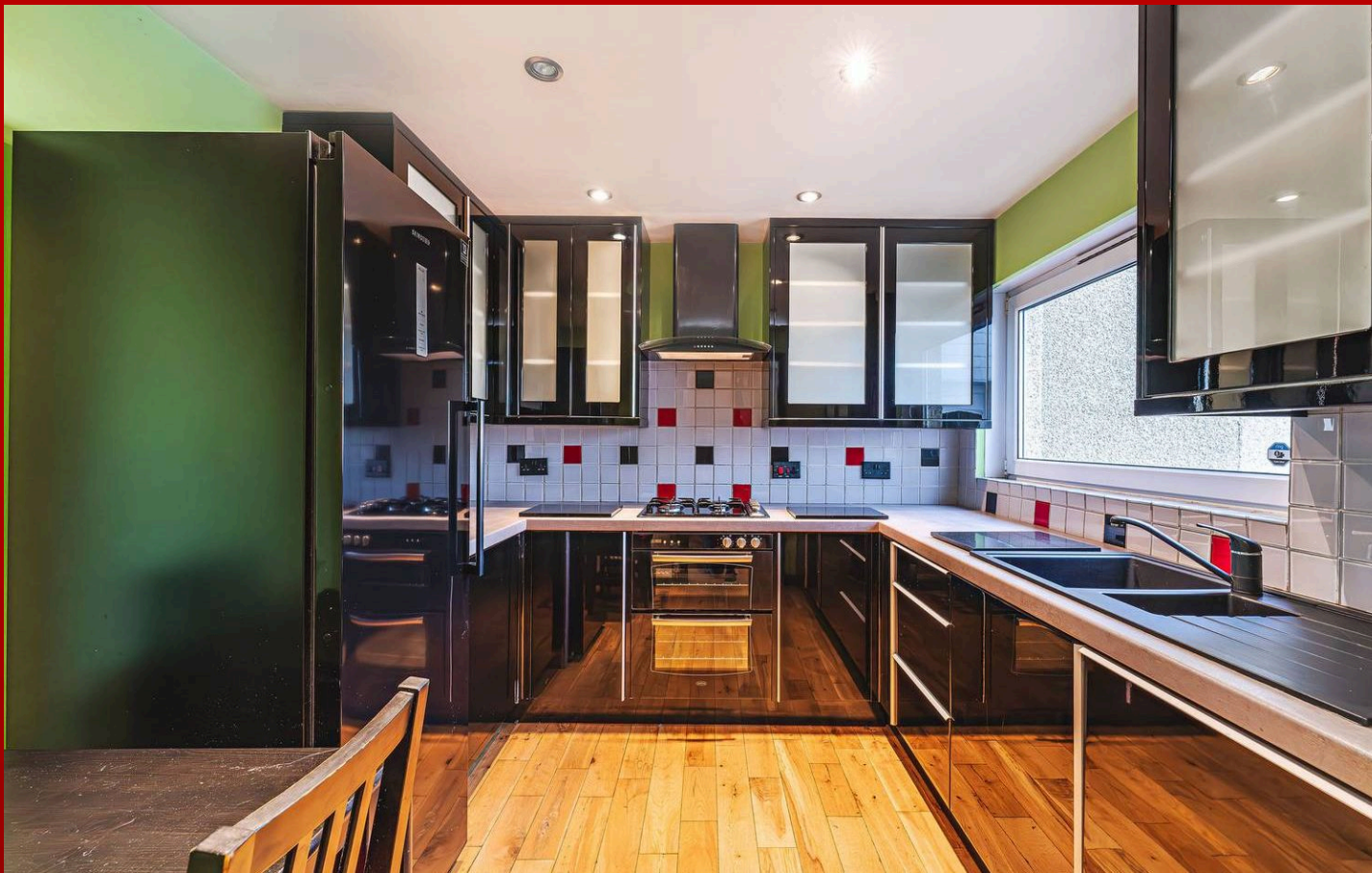
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





### Kitchen

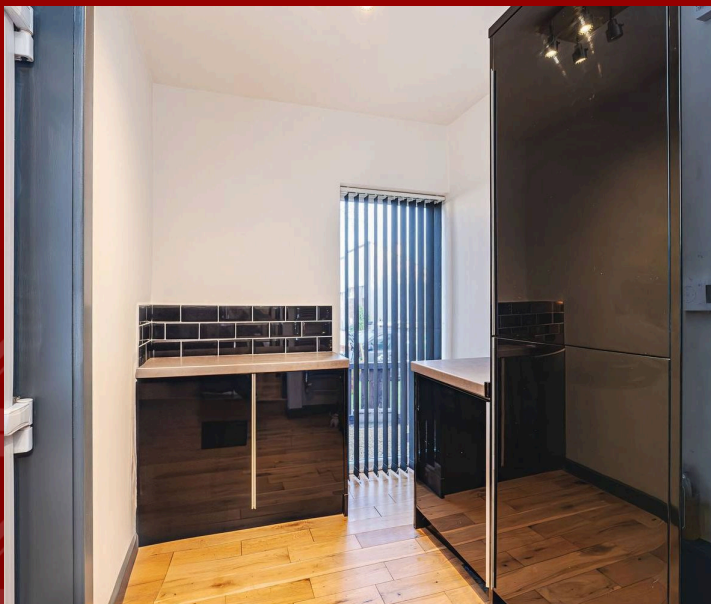
9' 6" x 8' 10" (2.90m x 2.69m)

A well-sized kitchen and breakfast room features real wood flooring and ceiling spotlights, creating a warm and inviting atmosphere. The space is designed for functionality, offering plenty of storage cupboards to keep everything organized. A front-facing window allows natural light to brighten the room, while a dedicated area comfortably accommodates a table and chairs for casual dining. The kitchen is equipped with modern appliances, including an integrated dishwasher, a gas hob, a double oven, and an extractor fan. A composite sink with a mixer tap and drainer adds convenience, complemented by stylish splash-back wall tiles that enhance the overall aesthetic.

### Utility

7' 8" x 6' 5" (2.34m x 1.96m)

A generously sized utility room offers excellent functionality and style, featuring real wood flooring and a front-facing window that fills the space with natural light. With ample storage cupboards, it ensures everything stays neatly organized. The room is equipped with a washing machine, a heated towel rail, and a radiator for added comfort and convenience. Ceiling spotlights provide bright, efficient lighting, while a half-glazed PVC door allows easy access and adds a touch of modern



### Lounge/diner

19' 8" x 12' 6" (6.00m x 3.81m)

An excellent-sized room offers ample space for a table and chairs, making it perfect for dining or entertaining. The space is filled with natural light thanks to a large floor-to-ceiling window and a patio door that provides seamless access to the garden. The room features two central light fittings and a charming feature fireplace that adds character and warmth. Real wood flooring enhances the elegant ambiance, while a large storage cupboard ensures practicality without compromising the room's aesthetic appeal.





### Hallway

6' 10" x 2' 10" (2.08m x 0.87m)

The inviting entrance hall provides convenient access to the lounge, kitchen, utility room, and upper level, ensuring a smooth flow throughout the home. Real wood flooring adds a touch of sophistication, complemented by a radiator that keeps the space warm and welcoming. Center spot lighting enhances the bright and airy feel, while under-stair storage offers a practical solution for keeping essentials neatly tucked away.

### Bedroom 1

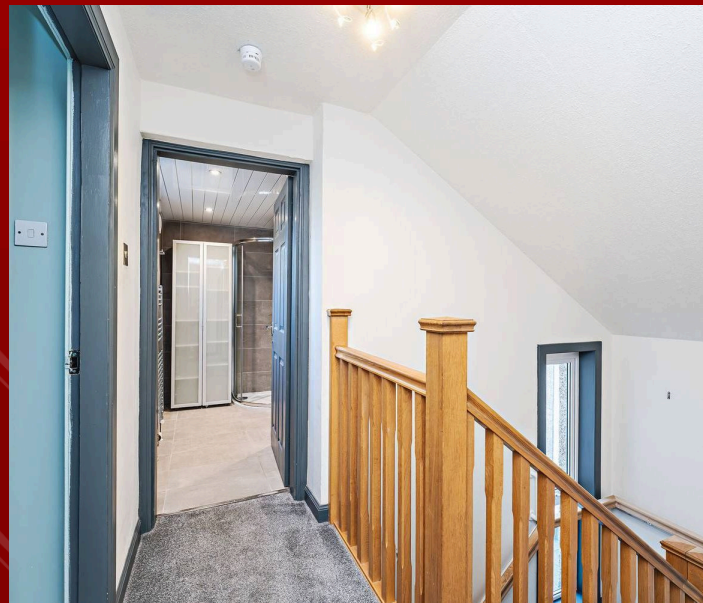
12' 7" x 9' 5" (3.84m x 2.86m)

A generously sized double bedroom boasts a serene rear view overlooking the gardens, creating a peaceful retreat. The room features laminate flooring and a central light fitting, adding a touch of modern style. Ample storage is provided by wall-to-wall fitted wardrobes, complemented by an additional set of double wardrobes, ensuring plenty of space for organization and convenience.

### Bedroom 2

13' 3" x 9' 6" (4.03m x 2.89m)

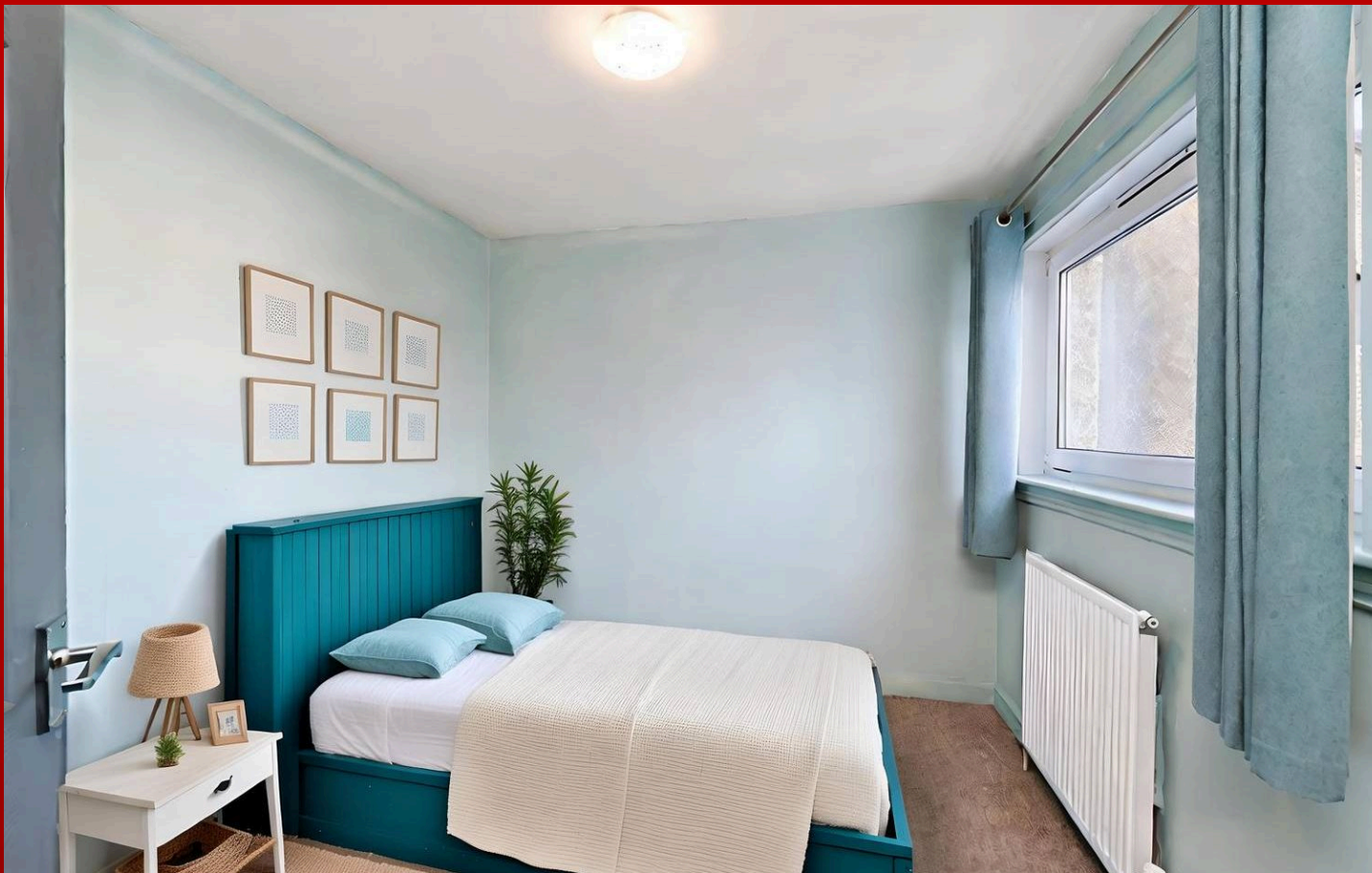
A well-proportioned second bedroom offers comfort and style, featuring cozy carpet flooring and a central light fitting that brightens the space. The room includes double fitted wardrobes, providing ample storage, and enjoys lovely views over the rear garden, making it a tranquil and practical space.



### Stairs & Landing

The staircase and landing area exude elegance with newly carpeted flooring and distinctive oak bannisters that add a touch of charm. A central light fitting illuminates the space, enhancing its warm and inviting feel. The landing provides access to all three bedrooms, the shower room, and an attic for additional storage. A built-in cupboard on the landing offers further practicality, ensuring a well-organized and functional layout.





### Bedroom 3

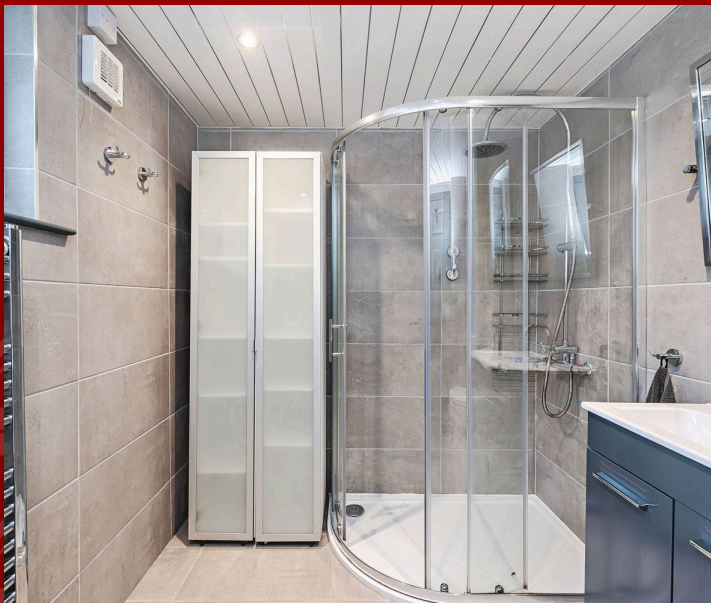
8' 5" x 9' 7" (2.56m x 2.91m)

The third bedroom is well-proportioned and features fresh, modern decor that creates a bright and inviting atmosphere. It is fitted with cozy carpet flooring and illuminated by a central light, making it a comfortable and stylish space.

### Bathroom

8' 2" x 6' 4" (2.48m x 1.92m)

The shower room boasts a sleek, modern design with fully tiled walls and flooring that create a seamless and polished look. A walk-in shower with a glass cubicle is equipped with a mains-powered shower and an additional handheld set for convenience. The space includes a stylish vanity sink unit with a contemporary mixer tap, complemented by a WC and a feature mirror that adds a touch of sophistication. A heated towel rail ensures warmth and comfort, while ceiling spotlights provide bright, efficient lighting to complete the room's fresh and functional ambiance.







## FRONT GARDEN

The front garden is designed for low-maintenance elegance, featuring an area primarily laid with chipping stones and a paved section for added functionality. Fully enclosed with a sturdy fence and secure gate, it offers both privacy and a welcoming entrance to the property.

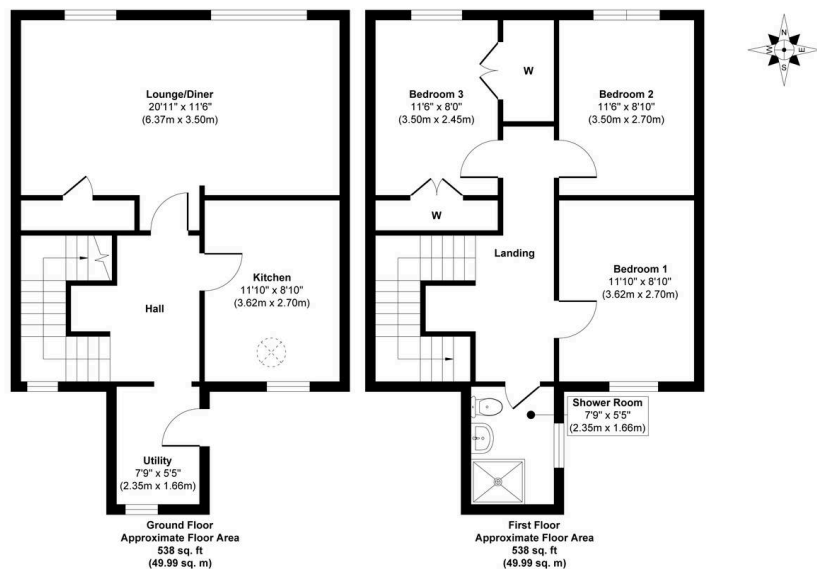
## REAR GARDEN

The newly finished rear garden is a delightful outdoor space, featuring fresh patio paving and a newly installed fence and gate, all fully enclosed for privacy. The garden includes a mature hedge row, adding natural beauty and seclusion. A shed, kindly gifted by the owner, provides extra storage, while a charming summer house offers the perfect spot to relax and enjoy the surroundings. Equipped with power, the summer house provides a cozy retreat for evening relaxation, making the garden an ideal space for leisure and entertainment.

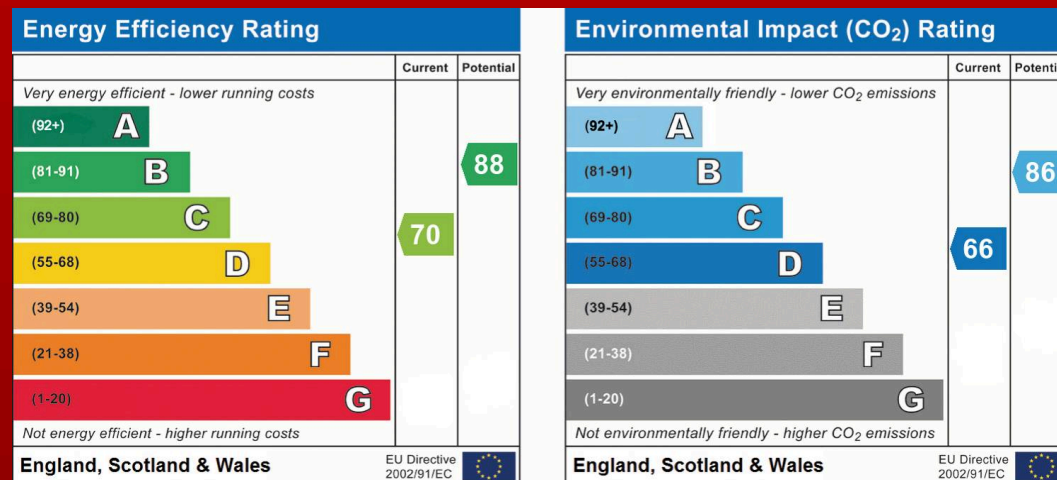








Approx. Gross Internal Floor Area 1076 sq. ft / 99.98 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property







## Re/max Estates

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