



16 Muirepark Court, Bo'ness

In Excess of £135,000



RE/MAX
Estate



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Bo'ness, Bo'ness

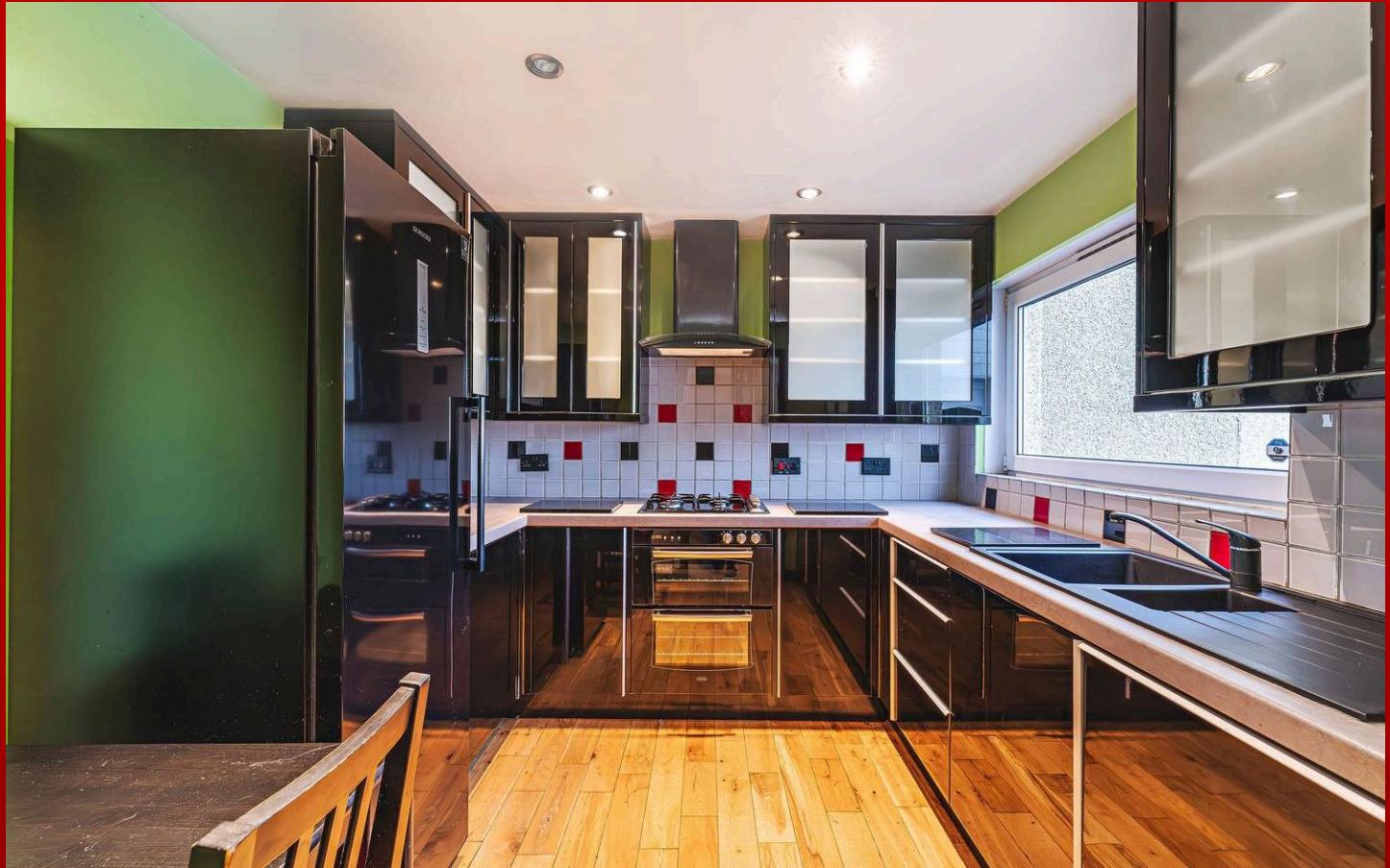
Charming mid terrace with 3 beds, modern shower room, spacious lounge/diner, well-equipped kitchen, new rear garden, convenient access to amenities.

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

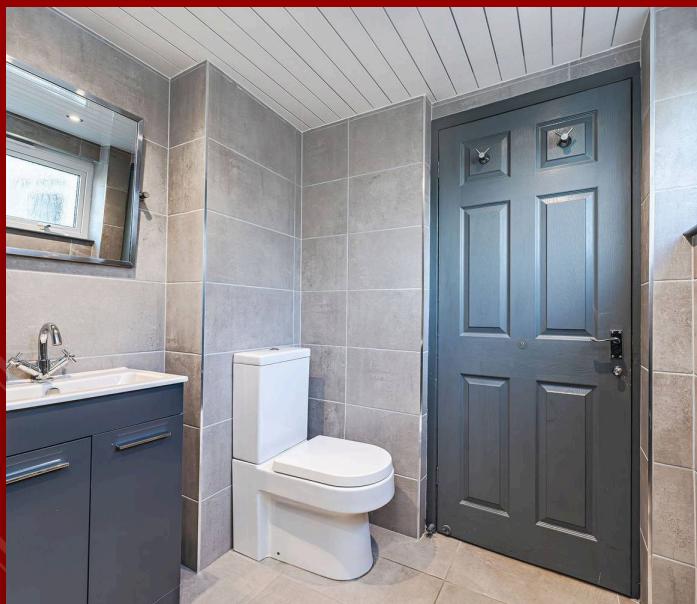
8' 5" x 9' 7" (2.56m x 2.91m)

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 ambience.



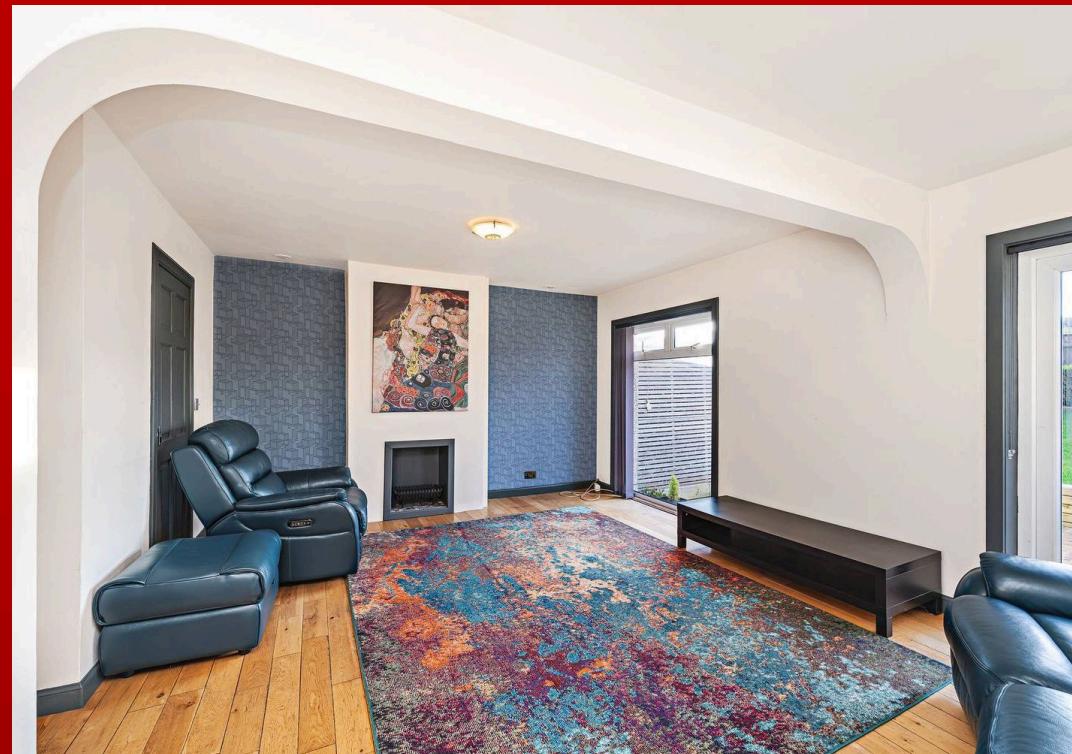


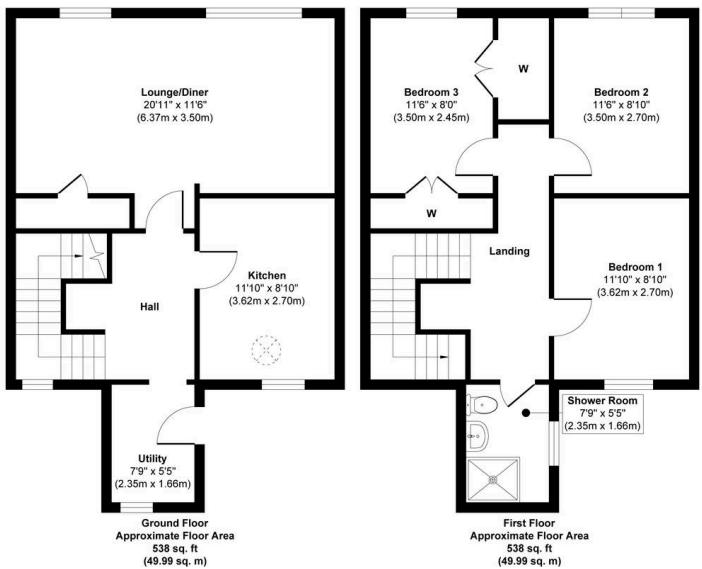
FRONT GARDEN

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC





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