










Fixed Price

**£415,000**

## 18 Grahamsdyke Place

Bo'ness | West Lothian | EH51 9QZ

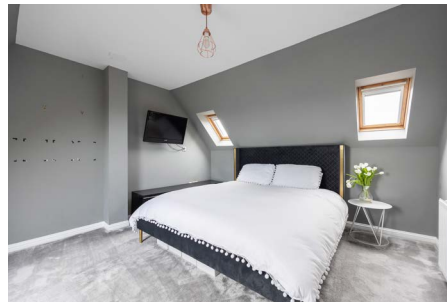
This most impressive, cleverly extended detached house, which is set over three floors, stretches to over 2100 square feet and offers substantial, beautifully presented family accommodation in true move-in condition! Forming part of a modern development in the popular town of Bo'ness, the property affords a quiet position at the end of a cul-de-sac and benefits from private gardens to the front, side and rear with driveway providing off-street parking for two-three cars.

-  6 Bedrooms
-  4 Public rooms
-  2 Bathrooms
-  Private gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band – G



## Description

This stunning forever home shall undoubtedly appeal to families seeking an excellent standard of home in a great location, within easy reach of many local amenities, reputable schooling and commuting links, with the M9 allowing for ease of access to Edinburgh and beyond. Enhanced with a high specification throughout, this fantastic home is a must see to be fully appreciated! The stylish accommodation comprises; entrance hallway with handy two piece WC apartment off. There is a sizeable room to the front, currently utilised as a gym by the present owners offering a great deal of flexibility. A delightful, elegant reception room with feature paneling is adjacent, together with an attractive snug/lounge to the rear with French doors leading to the decked patio. A fantastic addition to this wonderful home is the stunning kitchen/diningroom with integrated Siemens and AEG appliances with built-in media wall, Bose speakers and dining table. There is a built-in Induction hob with pull out extractor, double oven and warming drawer, full sized wine fridge together with an integrated dishwasher, fridge freezer and instant hot water tap. French doors provide additional access to the garden. A useful utility room is located off with plumbing for washing machine and tumble drier with integrated fridge freezer and walk-in storage cupboard. A carpeted staircase leads to the first floor landing with storage provisions and in turn leads to the principal bedroom with built-in wardrobes and luxury en-suite shower room. Two further double bedrooms and a single bedroom are located on this level together with the stylish family bathroom. A further staircase leads to the second floor with two generously proportioned double bedrooms, one with built-in wardrobes and both with far reaching views across the Forth and all three of the famous bridges. Further benefits include gas central heating with HIVE system and double glazing.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the Induction hob, pull down extractor, double oven, warmer drawer, wine fridge, dishwasher, two fridge freezers and the free standing washing machine.

## Gardens and driveway

There is a private garden located to the front incorporating a driveway accommodating space for two-three cars. The landscaped rear garden with outside speakers has a sizeable decked patio, expanse of lawn beyond and houses the shed.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

Grahamsdykes Place forms part of an established modern development in the popular town of Bo'ness, within walking distance of a variety of amenities to meet everyday needs, including schools at both Primary and Secondary levels. Further shopping is available in the main street including a Tesco and Lidl supermarkets. The area is ideal for the commuter with the M9 just a short drive away linking to Edinburgh, Falkirk and Stirling. It should also be noted that Linlithgow is within close proximity which provides additional shopping facilities and a railway station with regular services to Edinburgh, Glasgow and beyond. Recreational needs are also well provided for by way of public parks, harbour, the River Forth, golf courses and leisure centre with swimming pool together with the renowned Bo'ness & Kinneil Railway and museum.



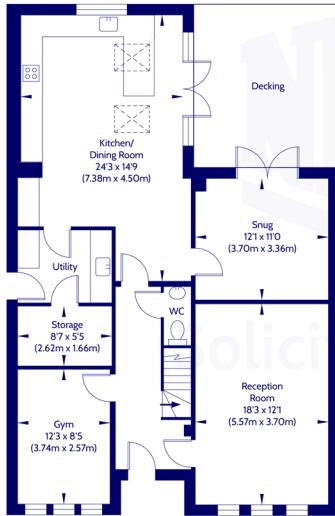
Approx. Internal Area 202.29 Sq M / 2177 Sq Ft.

Not to scale. For identification only.

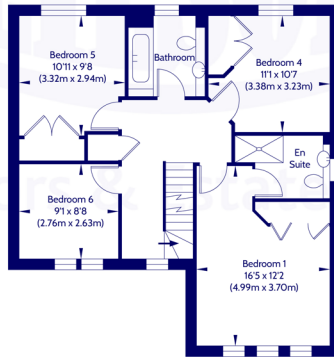
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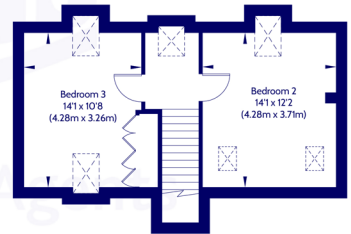
## Ground Floor



## First Floor



## Second Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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