



# 46 DEANFIELD ROAD

Bo'ness, West Lothian, EH51 0EP



1

Public Room



2

Bedrooms



1

Bathroom



# 46 DEANFIELD ROAD

Flanked by public parks, this main-door upper flat has a desirable location in the town of Bo'ness, enjoying lots of green space on its doorstep and easy access to amenities, schools, and transport links. The two-bedroom home is attractively presented throughout as well, featuring modern interiors, which includes a quality kitchen and three-piece shower room. In addition, it has the added advantage of generous private parking and a private garden, which is easy to maintain and ideal for relaxing and dining in the summer.

The property forms an excellent base for a wide variety of buyers too, including small families, first-time purchasers, and couples. It is also perfect for commuting professionals, being just a 40-minute drive from both Edinburgh and Glasgow city centres. Furthermore, it enjoys a peaceful ambience with lots of things to see and do close by. There are lovely walks beside the Firth of Forth and the surrounding countryside is within easy reach as well, including a number of picturesque country parks.







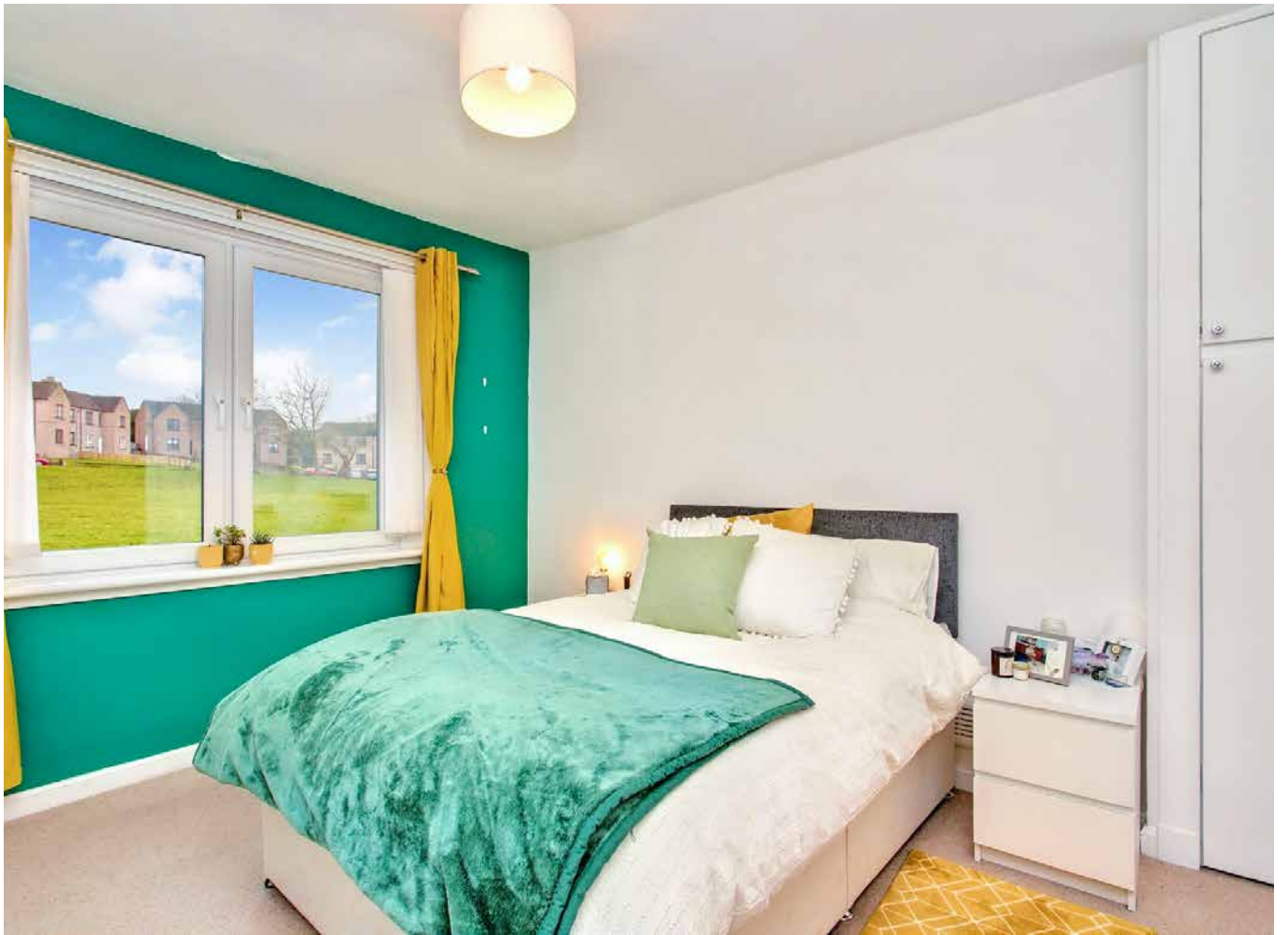
**D**  
EPC  
RATING

**A**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- A beautifully presented upper flat
- Attractive location in historic Bo'ness
- Lovely park views to the front and rear
- Modern interior design throughout
- Stone steps to private front door
- Welcoming entrance hall
- South-facing living room with a fireplace
- Shaker-inspired breakfasting kitchen
- Spacious double bedroom with storage
- Second double bedroom with sea views
- Modern three-piece shower room
- Double-glazed windows throughout
- Private rear garden with a shed
- Private driveway and garage



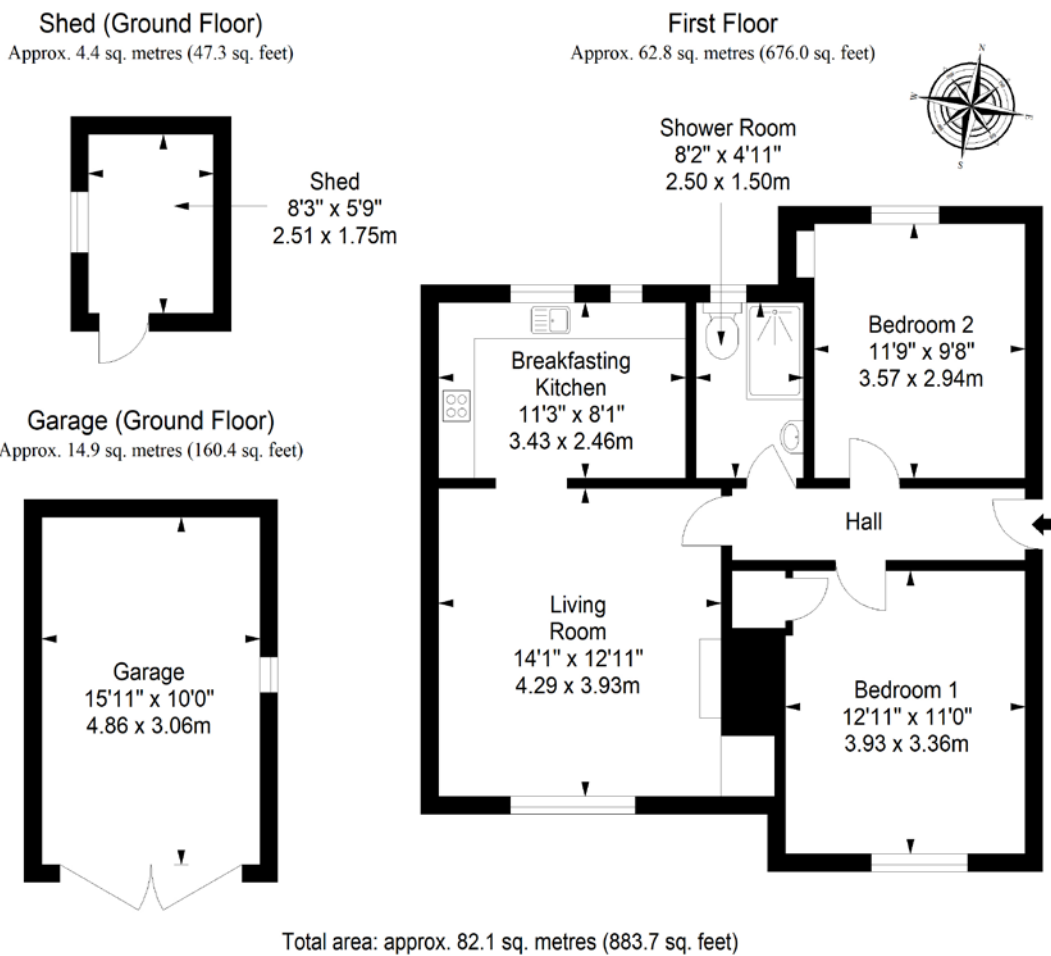


Extras: an electric cooker, a fridge, a freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



# BO'NESS, WEST LOTHIAN

Nestled on the picturesque banks of the River Forth, the historic town of Bo'ness offers a vibrant and attractive Victorian town centre and peaceful waterside walks. Ideally situated under 20 miles from Edinburgh and just over 30 miles to Glasgow, the town is ideal for commuters looking for a better quality of life. Bo'ness has enjoyed a new lease of life and with various new developments and restoration projects, this historic town is once again growing to its former glory. In the town centre you will find the beautifully refurbished Hippodrome, Scotland's oldest purpose-built cinema, offering an outstanding line-up of theatre, cinema and cultural events. The town also enjoys a surprising range of amenities, from eateries, cafés, restaurants, takeaways, independent retailers, larger chain shops, supermarkets, various banks, a Post Office, a gym, a high school, and five primary schools. A good range of outdoor pursuits are on offer in the area, including the West Lothian Golf club, four heritage trails, various parks, and formal gardens and parklands at Kinneil Estate. Ideal for commuters, Bo'ness provides bus services to nearby Falkirk and Edinburgh and nearby Linlithgow has a train station with regular services to Glasgow and Edinburgh. The town's close proximity to the M9 makes commuting by car fast and convenient.



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