



2 The Quarryknowes

Bo'ness EH51 0QJ

Offers Over £275,000

Caesar & Howie
Solicitors & Estate Agents



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An excellent home which will suit a variety of buyers is offered from this spacious two bedroom detached bungalow. Offering a flexible layout on a generous plot, the property boasts a large living room, dining room with adjoining conservatory, handy utility room and ample storage. It boasts low maintenance garden ground to the front, side and rear with great views and further benefits from a detached garage and driveway. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and it's position. Early/flexible entry is available with no onward buying chain involved.

- **Entrance vestibule & hallway**
- **Spacious dual aspect lounge**
- **Kitchen, utility room & bathroom**
- **Dining room & conservatory**
- **Two large bedrooms**
- **Gardens, detached garage & driveway**
- **GCH & DG**
- **Council Tax Band: E**
- **Energy Efficiency Rating: C**

Extras included in sale: All floor coverings, blinds and light fittings. Fridge/freezer, dishwasher, washing machine, tumble dryer and chest freezer. No warranties/guarantees will be provided.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email prop@caesar-howie.co.uk



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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