



37 Braehead

Bo'ness EH51 9DW

Offers Over £224,500

**Caesar & Howie**

*Solicitors & Estate Agents*



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An excellent home which will suit a variety of buyers is offered from this immaculately presented three bedroom lower conversion. The property is set within a highly sought after residential location and boasts absolutely stunning views over the Firth of Forth. It further benefits from a large private garden, modern kitchen, handy shower room and generously proportioned accommodation throughout. 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 porch and hallway**
- **Spacious lounge**
- **Modern kitchen**
- **Three bedrooms**
- **Shower room**
- **Private garden**
- **GCH & DG**
- **Council Tax Band: D**
- **Energy Efficiency Rating: D**

Extras: All floor coverings, blinds and light fittings. All white goods in kitchen. No warranties/guarantees will be provided.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@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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