10 Clover Place, Bo'ness

Offers Over £310,000

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Modern four-bed semi-detached bungalow in Bo’ness with open-plan living, gardens, driveway, family bathroom, and WC. Walk-in condition. Close to amenities, schools, and transport links. Freehold.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Entrance Hall

9' 9" x 3' 10" (2.98m x 1.17m)

A bright and welcoming entrance hall featuring durable vinyl flooring and a stylish composite style door. A central ceiling light enhances the space, while a side window allows plenty of natural light to flow through. The hall provides easy access to the WC, lounge, and bedroom four, all presented with fresh, modern décor throughout.

Lounge

17' 7" x 10' 4" (5.37m x 3.15m)

A beautifully spacious open-plan lounge leading into the kitchen and dining area, perfect for modern living. The room is enhanced by a charming bay window that fills the space with natural light, complemented by stylish laminate flooring and a contemporary radiator. A striking feature media wall creates a focal point, while elegant lighting adds a warm and inviting ambiance throughout.

Kitchen/Diner

21' 8" x 13' 1" (6.61m x 3.99m)

Open plan modern kitchen/ diner with island that includes hob, electric points and large drawers for storage. Integrated appliances, washing machine and dish washer. Leading onto large dining are and through to French doors for all your entertainment needs. Large American style fridge freezer which is gifted by the owner. Radiators and covers all included.

Bathroom

7' 7" x 5' 5" (2.32m x 1.65m)

A modern and stylish bathroom finished to a high standard, featuring ceiling spotlights, fully tiled walls, and coordinating flooring. The suite includes a bath with a mains-fed shower overhead, complete with a rainfall-style showerhead and additional handheld attachment, along with a sleek glass shower screen. A contemporary floating vanity unit with built-in storage and sink adds both practicality and clean lines, complemented by a modern WC. The space is enhanced by a feature LED mirror and a heated towel rail, creating a comfortable and polished finish throughout.

Primary Bedroom

12' 2" x 11' 1" (3.71m x 3.39m)

A generously sized primary bedroom offering a bright and airy feel, with a large rear-facing window overlooking the garden. The room features stylish laminate flooring and a central ceiling light, with plenty of space to accommodate freestanding furniture. It also provides convenient access to the loft, adding to its practicality.

Bedroom Two

12' 0" x 8' 0" (3.66m x 2.43m)

A well-proportioned second bedroom featuring a side-facing window that brings in natural light. The room is finished with laminate flooring, a central ceiling light, and a radiator, and offers ample space for freestanding furniture.

Bedroom Three

13' 6" x 9' 7" (4.12m x 2.93m)

A well-sized third bedroom featuring a front-facing window that allows for plenty of natural light. The room is finished with laminate flooring, a central ceiling light, and a radiator. Versatile in its use, it would make an ideal home office, guest room, or additional bedroom.

Bedroom Four

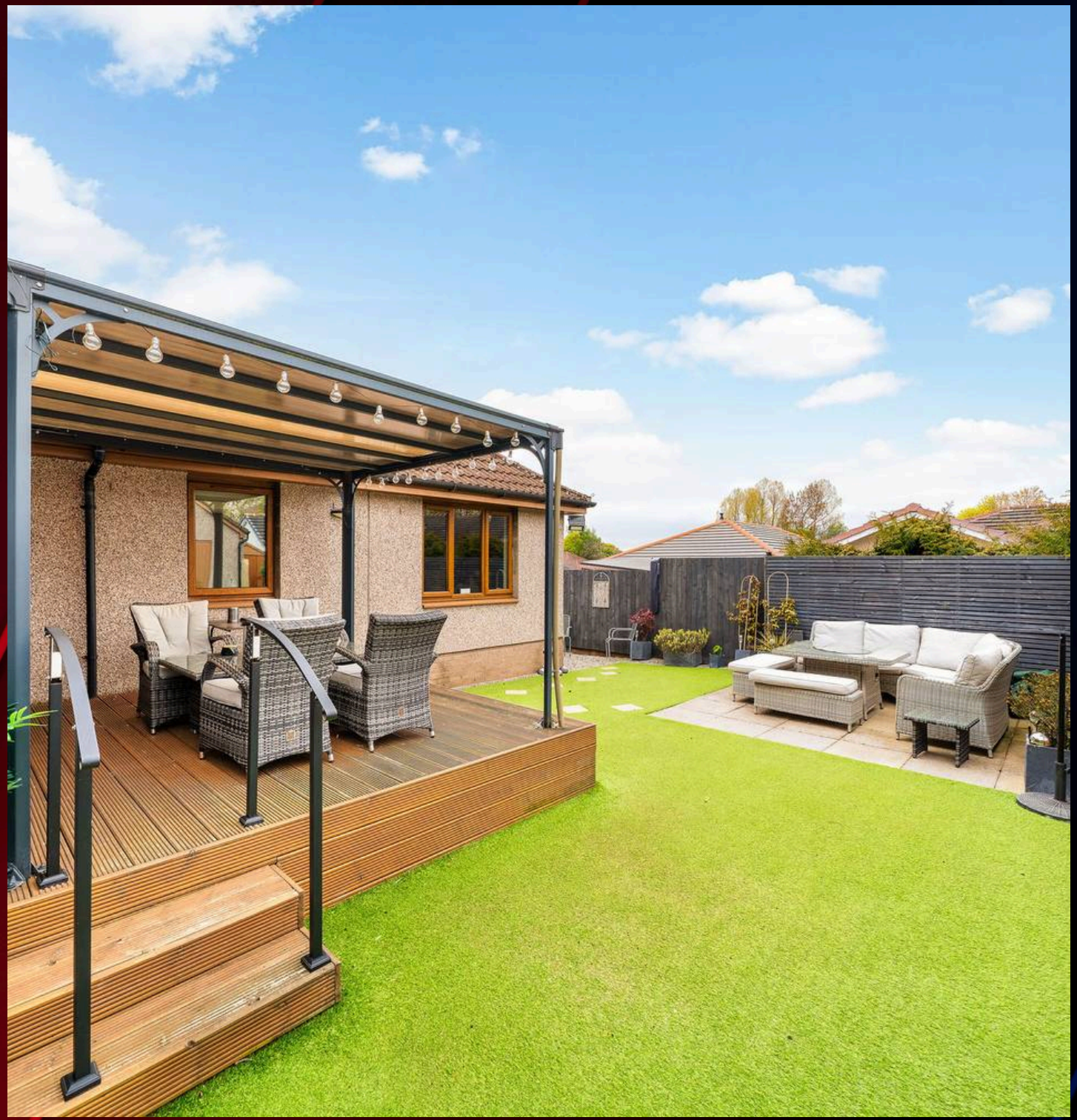
8' 1" x 8' 4" (2.46m x 2.53m)

A well-proportioned fourth bedroom, currently used as a home office, featuring a side-facing window that brings in natural light. The room is finished with laminate flooring, a radiator, and ceiling spotlights, and benefits from triple fitted wardrobes, offering excellent built-in storage.

Wc

4' 8" x 3' 8" (1.43m x 1.12m)

A convenient ground floor WC featuring a side-facing window for natural light. The space is finished with ceiling spotlights, splashback tiling, and practical vinyl flooring. It includes a wider sink with a modern mixer tap and a contemporary WC, creating a clean and functional finish.



FRONT GARDEN

A beautifully presented front garden offering excellent curb appeal, featuring a neatly maintained lawn and well-stocked borders filled with a variety of shrubs and plants that add year-round colour and interest. A paved pathway leads to the front door, creating a welcoming and attractive entrance to the property.

REAR GARDEN

A stunning and thoughtfully designed rear garden, offering an ideal outdoor space for relaxing and entertaining. The garden features a artificial lawn, ensuring a low-maintenance finish all year round, alongside a spacious decking area perfect for outdoor dining and barbecue setups. A paved patio provides additional space for garden furniture, creating multiple seating and entertaining zones. Fully enclosed for privacy and security, the garden also benefits from a gated entrance, making it safe and family-friendly. A stylish pergola with integrated outdoor lighting adds a beautiful focal point, while a convenient outdoor water tap enhances practicality. A useful garden shed gifted by the owner provides excellent additional storage, completing this superb outdoor space perfect for enjoying outdoor living.

DRIVEWAY

2 Parking Spaces

A lovely monoblock driveway laid in a stylish herringbone design, enhancing the front of the property with a smart and contemporary finish. Well maintained and low maintenance, it provides an attractive and practical space for off-street parking.

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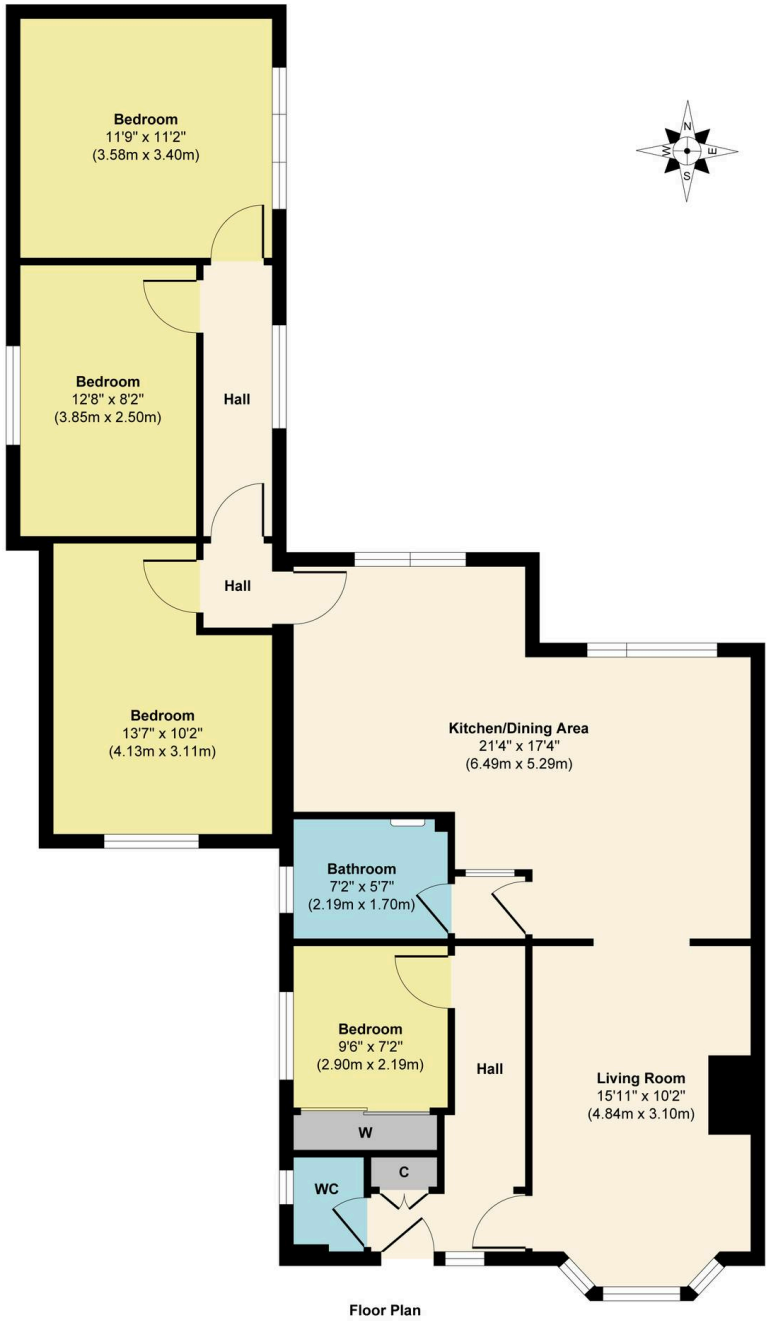
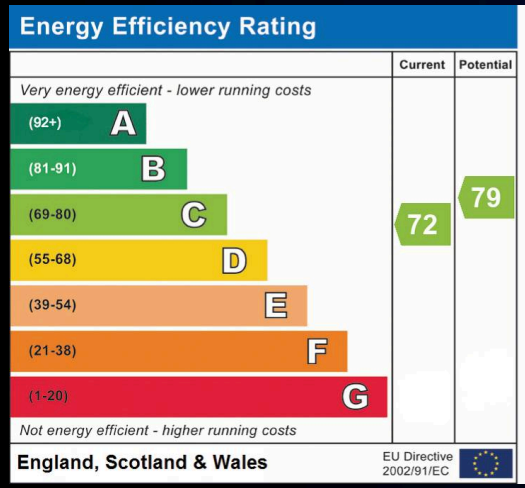


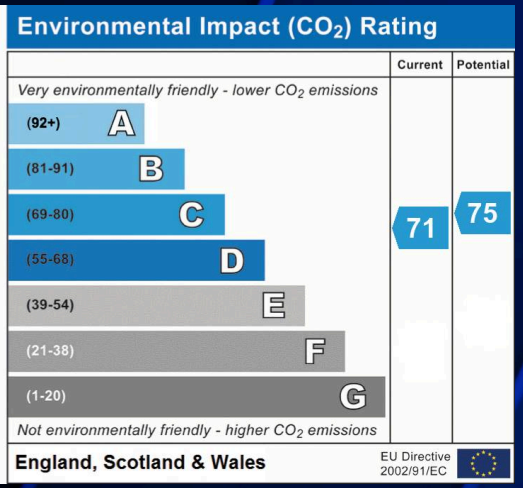
Floor Plan

Approx. Gross Internal Floor Area 1082 sq. ft / 100.49 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





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