



45 Chestnut Grove  
Bo'ness  
EH51 0PJ



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End Terraced  
House



### accommodation

- Entrance hall
- Sitting room
- Kitchen / dining room
- Master bedroom with fitted wardrobes
- Two further bedrooms
- Bathroom
- Enclosed private garden

### features

- Bright and spacious home
- Beautiful south & west facing garden
- Hot tub
- Built in barbeque and pizza oven
- Gas central heating
- Double glazing
- Off street parking

### description

Bright, exceptionally spacious end-terraced home tucked away in a quiet cul-de-sac in one of West Lothian's most popular towns. Beautifully maintained throughout, the property enjoys impressive south and west-facing gardens that have been thoughtfully landscaped.

The ground floor offers a welcoming hall with utility cupboard, a rear-facing sitting room, and a generous kitchen/dining room with range-style cooker, fridge, dishwasher and the dining area has French doors to the garden.

Upstairs, the master bedroom features mirror-fronted wardrobes and additional fitted storage, accompanied by two further bedrooms and a modern shower room with white suite and walk in shower with thermostatic shower fitting. A partially floored attic provides excellent extra storage.



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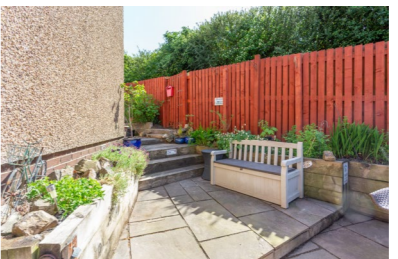
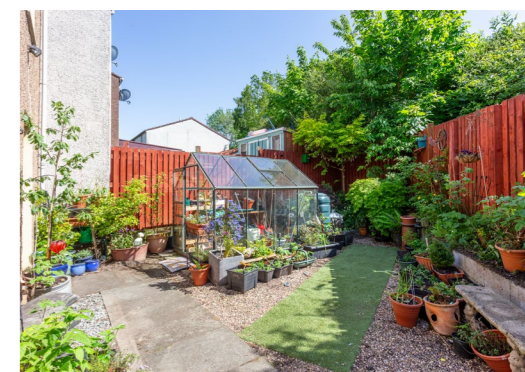
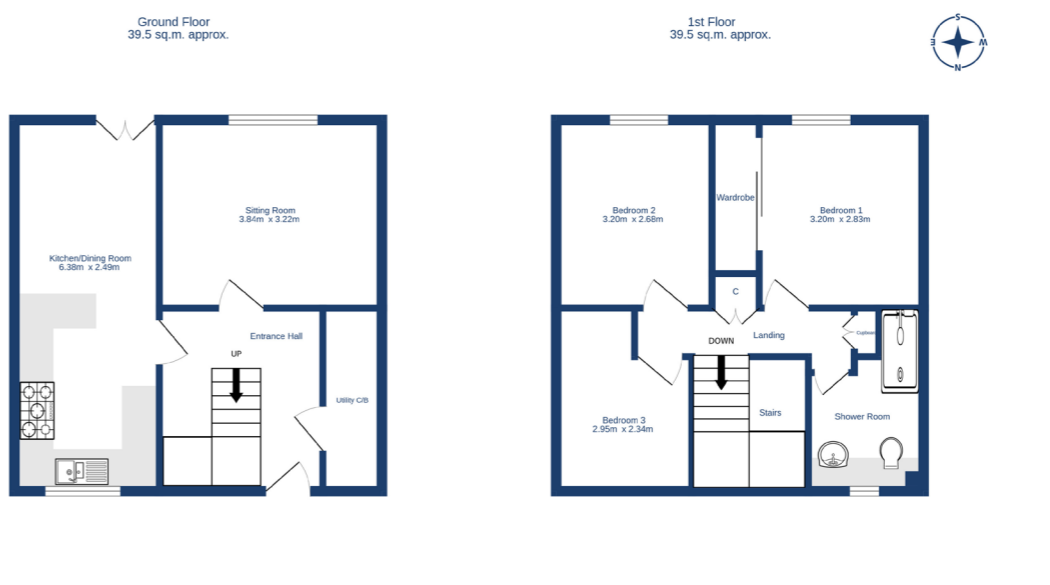
Home Report  
Value: £180,000

The south facing rear garden is a dream for the keen gardener, complete with greenhouse and mature herbaceous borders. To the west, there is a fully enclosed sunken patio creating a standout entertaining space, boasting a built-in gas barbecue, pizza oven, and hot tub.

Overall this is a wonderful family home which must be viewed to be fully appreciated.

### Items to be included in the sale price:

Fitted carpets and floor coverings, ceiling light fittings, curtains, kitchen appliances (cooker, dishwasher and fridge), greenhouse, gas barbecue, pizza oven and hot tub. Other items of furniture may be available by separate negotiation.



**espc** **espc** CHARTERED FIRM

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