





Move in time for Christmas... this stunning home by Cala Homes is available with:

- South-facing garden complete with patio and turf
- Their popular Part Exchange service: meaning no waiting to sell, no chain, and no agent fees

The Darroch balances sociable and relaxed living areas with ease. A welcoming lounge sits at the front of the home, while the rear opens into a spacious open-plan kitchen, dining and family area filled with natural light and garden access via patio doors. A utility room adds everyday practicality, connecting to an integral single garage.

Upstairs, five bedrooms provide exceptional flexibility. Two bedrooms include en-suite facilities and fitted storage, and a spacious family bathroom completes the home. The Crawfields offers a stunning collection of 3, 4 and 5 bedroom houses for sale in Bo'ness, nestled on the peaceful southern edge of this sought-after town.

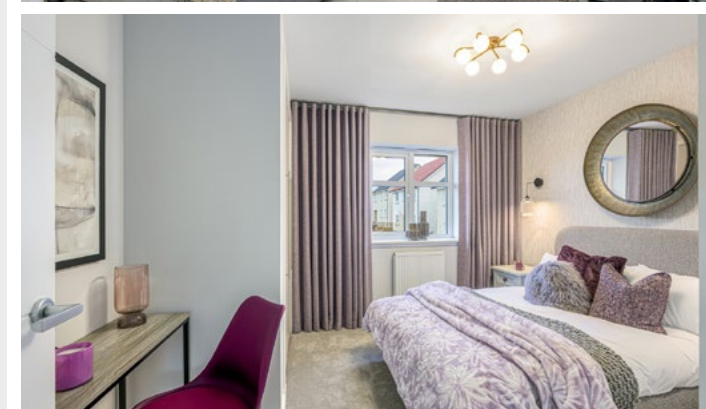
Set beside expansive green spaces and woodlands, including the Bo'mains Nature Reserve and the Kinneil Estate, The Crawfields presents an idyllic and peaceful setting just minutes from everyday essentials in Bo'ness town centre.

Welcome home to The Darroch

- South facing garden
- Move in time for Christmas
- Open plan kitchen and dining area
- Ready with flooring and carpets included throughout
- Separate utility
- Single garage
- Patio doors to your garden
- En suite to bedroom 1 and 2
- Part Exchange available - don't wait to sell
- EPC Rating - B

Tailored incentives from Cala to help you move

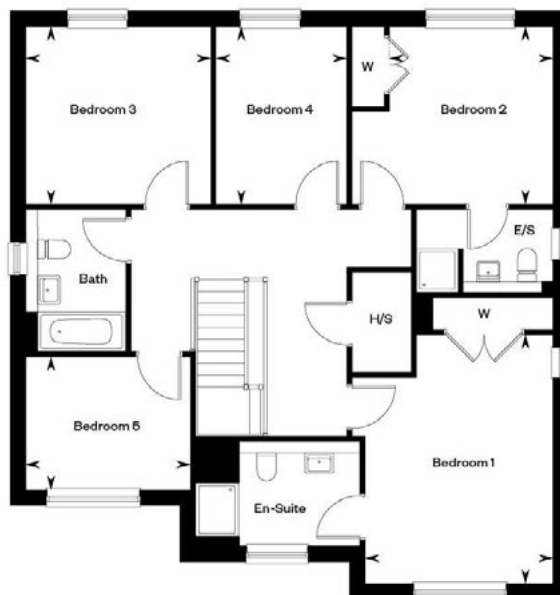
Please note: Images show a mix of CGIs and previous Cala showhome photography to represent space and possible finish - specification, finishes, surroundings and more may differ.



GROUND FLOOR



FIRST FLOOR



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
 EH1 2BW
 0131 516 5366

...

GLASGOW

160 West George Street
 G2 2HQ
 0141 530 2021

...

EAST LoTHIAN

33 Westgate
 EH39 4AG
 01620 893 481

...

DUNDEE

11 South Tay Street
 DD1 1NU
 01382 201 000

...

BORDERS

01890 880 008

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