



14 Muirhouses Crescent,
Bo'ness EH51 9DH
Offers Over £329,000

Caesar & Howie
Solicitors & Estate Agents



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Be quick to view this truly immaculate and extensively modernised detached villa, a real credit to its owners. In true walk in condition, the property has undergone major improvements throughout and is set within an attractive plot and sun trap gardens. The enlarged kitchen/diner is a showstopper, with extensive gloss units, worktops and quality appliances. The main lounge has large doors to enclosed garden and covered outdoor seating area. There is an ideal cosy TV room and excellent bedroom storage. Schools, local shops, shore walks, town centre and motorway networks are all accessible. Nearby Linlithgow provides rail services. A beautiful property awaiting its next family to make an excellent home.

- Entrance hall & W.C.
- Spacious/bright lounge/patio doors
- Superb modern kitchen/dining
- Sitting/TV room
- Four bedrooms (master en-suite)
- Bathroom
- Recently upgraded GCH & DG
- Attractive gardens & double drive
- Store for bicycles etc
- Council Tax Band F
- Floor area TBC



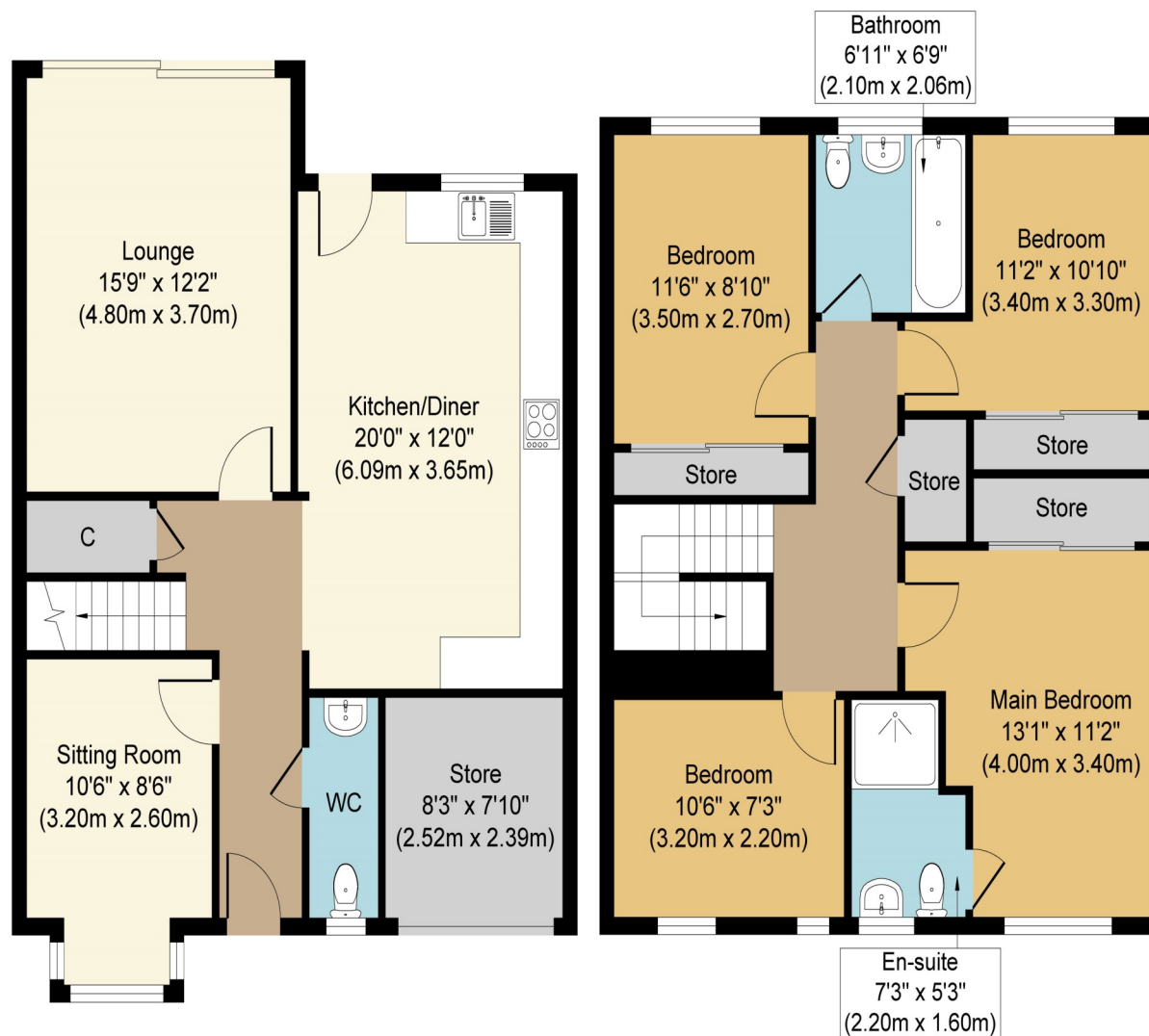
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Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email enquiries [@caesar-howie.co.uk](mailto:enquiries@caesar-howie.co.uk)



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Ground Floor

First Floor

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.