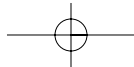
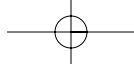


1 DAWSON PLACE, BO'NESS, EH51 0NW

**FIXED PRICE £83,995**

Russel+Aitken  
solicitors and estate agents





### GENERAL DESCRIPTION:

This beautifully presented END TERRACED VILLA can truly be described as in 'walk in' condition. Presently this spacious accommodation comprises wide welcoming reception hallway with ample storage, bright lounge with access to the landscaped garden, study room/computer room, refitted dining kitchen, two double bedrooms and luxury shower room. The property also benefits from gas central heating and double glazing. As mentioned the rear enclosed gardens have been landscaped with an attractive outside seating area and colourful setting from which to enjoy the coming summer. The garden also has access to an ample residential parking area beyond.

Local amenities cater for daily needs with extensive shopping facilities to be found closer to the town centre. Schooling for all ages is to hand along with a wide and diverse range of sporting, leisure and recreational amenities. For the commuter there is good access to many other areas of commerce within the central belt by either motorway, or from Linlithgow (3 miles away) the national rail network. Early viewing is strongly advised.

### TRAVEL:

Upon entering Bo'ness on the A706, take the 4th turning on your left onto Douglas Drive, then at the end of Douglas Drive turn left onto Bo'mains Road. At the end of which, bear right onto Dawson Place. No 1 is the 1st house on your left hand side.

### MEASUREMENTS:

Hall: 7'9 x 6'6 (2.3m x 1.9m)

Lounge: 15'1 x 11'8 (4.6m x 3.5m)

Kitchen: 11'1 x 9'10 (3.4m x 3.0m)

Bedroom 1: 11'9 x 11'4 (3.3m x 3.3m)

Bedroom 2: 11'9 x 10'3 (3.4m x 3.1m)

Bathroom: 6'5 x 5'9 (2.0m x 1.8m)

### VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

### ENTRY:

Negotiable.

### COUNCIL TAX:

Band 'B' - £1,183.44

### REF:

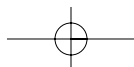
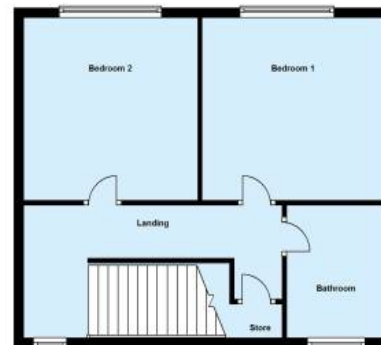
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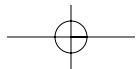
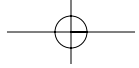
### HOME REPORT:

A Home Report is available for this property.

### DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. Floorplans are not to scale.







#### HOUSE SALES:

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.

**Russel+Aitken**  
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