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## 65 Drum Farm Lane

Bo'ness, EH51 9RJ

Offers over £220,000



Home Report all 1's

This mid-terrace house on Drum Farm Lane is not just a place to live; it is a home where memories can be made. With its practical layout and desirable location, it is a property that should not be missed this home offers a wonderful opportunity to embrace a comfortable lifestyle in a picturesque setting.

3 Bedrooms with the Master En suite  
Kitchen Diner

Viewing Essential



### Description

65 Drum Farm Lane, Bo'ness  
Property Description

Located within the highly sought-after Drum Estate on the edge of Bo'ness, this beautifully presented three-bedroom mid-terrace home offers deceptively spacious accommodation in truly walk-in condition. Finished to a high standard throughout, the property is ideal for families, first-time buyers, or anyone seeking a modern home in a popular residential setting.

The property is entered via a welcoming reception hallway with access to a convenient WC. The bright and airy lounge sits to the front, featuring tasteful décor and built-in storage beneath the staircase.

To the rear, the contemporary open-plan kitchen and dining area provides a stylish and functional space for everyday living. The kitchen offers modern cabinets, excellent worktop space, and integrated appliances, while the dining area enjoys direct access to the rear garden.

### Upper Level

The upper floor comprises three well-proportioned bedrooms:

Master bedroom with built-in wardrobes and a modern en-suite shower room

Bedroom two with built-in wardrobes

Bedroom three, ideal as a single bedroom, nursery, or home office

A contemporary family bathroom completes the accommodation.

### External

To the rear is a fully enclosed garden, primarily laid to lawn — perfect for children, pets, and outdoor relaxation.

To the front, the property benefits from two allocated parking bays.

### Key Features

Solar Panels

Well Placed to the Citylink bus to Glasgow/ Edinburgh/Stirling

Gas central heating

Double glazing

Excellent storage throughout

Move-in condition

Popular modern estate

Viewing is essential to fully appreciate the standard and sized of this lovely home

### Bo'ness

The expanding town of Bo'ness has amenities to meet every day needs, including schools at both Primary and Secondary levels located within walking distance. Attractions in the town include the Bo'ness & Kinneil Railway, Kinneil House, Hippodrome art deco cinema and Antonine wall. Bo'ness is also ideally placed for the commuter with major access roads allowing ease of movement outwith the area. It is also worth noting the proximity to Linlithgow, which provides additional shopping and recreational facilities and a railway station with regular services to Edinburgh, Glasgow and beyond.

Lounge 16'4" x 11'3" (5.0 x 3.45)

Kitchen 11'3" x 15'5" (3.432 x 4.7)

WC 3'3"q.26'2" x 3'11" (1q.8 x 1.20)

Master Bedroom 9'1" x 9'6" (2.77 x 2.92)

En Suite Shower 5'5"x 5'9" (1.67x 1.77)

Bedroom 2 10'2" x 8'1" (3.1 x 2.48)

Bedroom 3 9'6" x 6'9'2" (2.92 x 2.1.1)

Bathroom 7'4" x 5'6" (2.26 x 1.7)

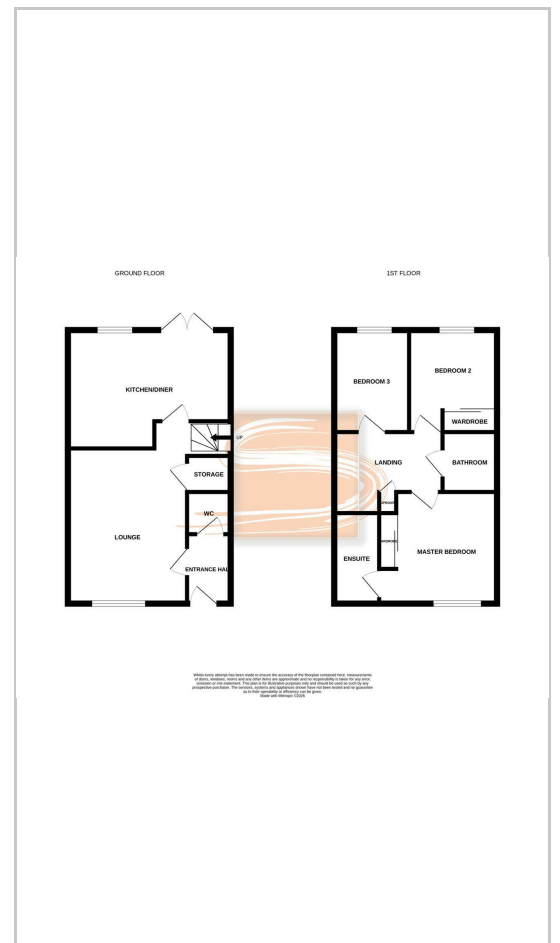
### Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).

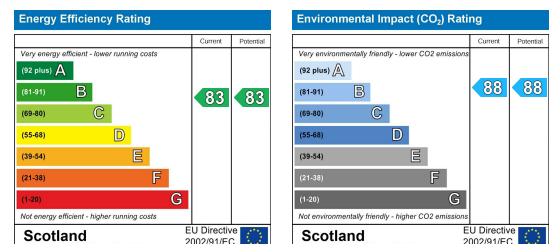
## Area Map



## Floor Plans



## Energy Efficiency Graph



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