





New luxury detached villa located within Ogilvie Homes Highfield Park development. The final remaining plot, this super detached villa is offered to the market complete with floor coverings and further sales incentives for early completion. Occupying a prime corner plot, the property enjoys a delightful open front aspect and wonderful rearward views to the River Forth. A two-car wide driveway provides off-road parking and access to an integral garage.

This stylish 'Hadrian' house-type offers impressive family accommodation formed over two levels. Constructed by Ogilvie Homes to exacting standards, the property comes complete with a 10-year NHBC guarantee. Access is through a stylish reception hallway extending to nineteen feet in length and provides useful storage cupboards, courtesy door to the integral garage and handy downstairs WC. The super sitting room has several windows and French doors taking full advantage of the views to the River Forth. The dining/family kitchen extends to in excess of twenty-four feet and also enjoys access via French doors to the rear gardens. The kitchen has an integrated oven, hob, extractor hood and fridge freezer.

On the upper floor there are four flexible bedrooms, three of which have fitted robes. The master bedroom enjoys the additional benefit of an en-suite shower room. The upper floor is completed by a family bathroom with mains shower valve. Further points of interest include solar power system, gas central heating and high-performance double glazed windows all of which contribute to economy and ease of management. Offered to the market in walk-in condition, the property is available now and ready for immediate occupancy.

### Viewing

By appointment please through  
Clyde Property Falkirk

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falkirk@clydeproperty.co.uk

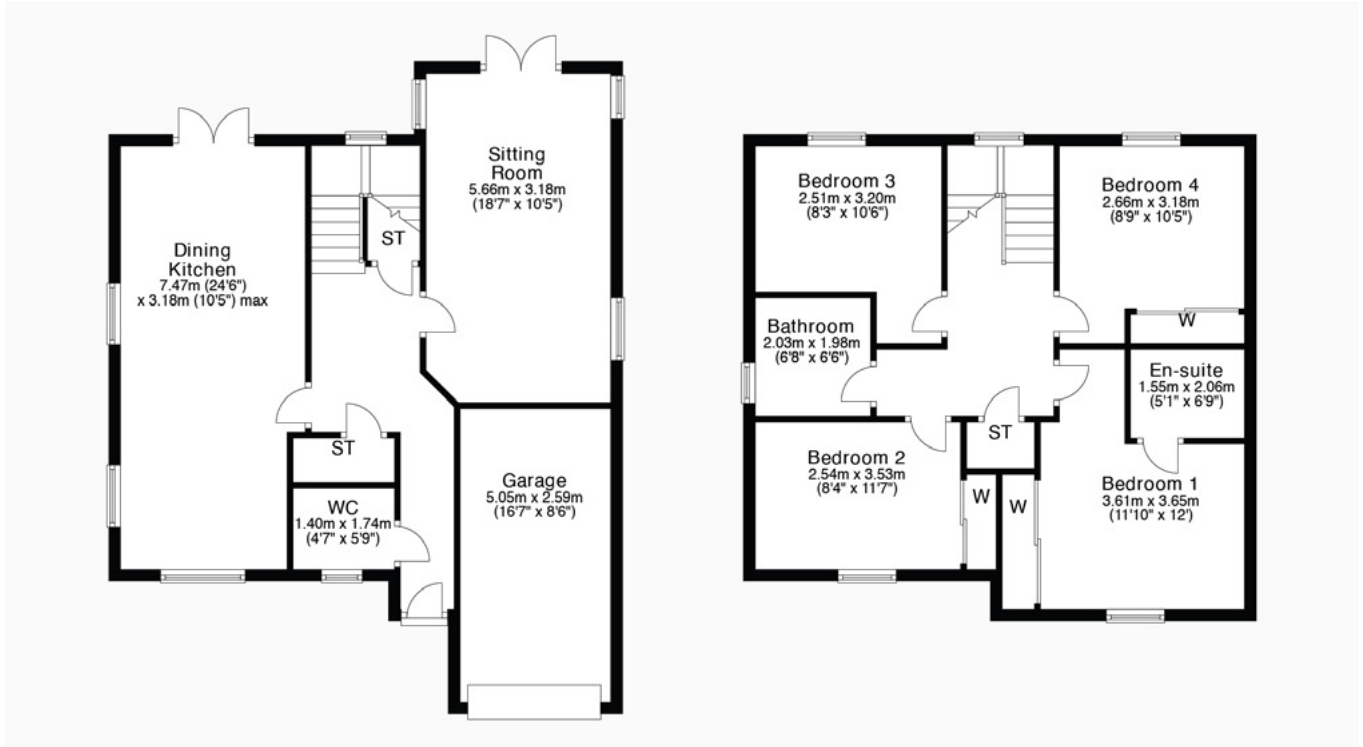
Price Fixed Price £352,000

EER Rating Band tbc

Property Ref WO4827



## Accommodation layout & measurements



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PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only and are taken from longest and widest points. Floorplans are for illustration only and may not be to scale.

## Location

The popular town of Bo'ness is on the southern banks of the Firth of Forth located some 20 miles from Edinburgh. Bo'ness offers a range of shopping and leisure facilities and has both primary and secondary schools. In the town centre there is a range of shops to explore and include banking and post-office facilities. The popular recreation centre offers a swimming pool, squash and badminton courts, gym, and Astro-turf pitches. The surrounding arterial road and motorway network provides commuter's seamless access to business centres including Edinburgh, Falkirk, Stirling and Glasgow.

For Satellite Navigation directions please enter the postcode: EH51 9FB

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