

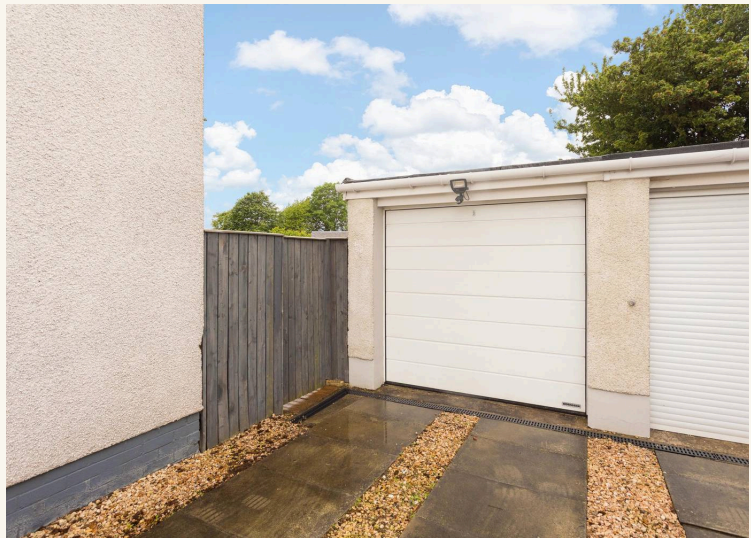


24 Crosshill Drive, Bo'ness

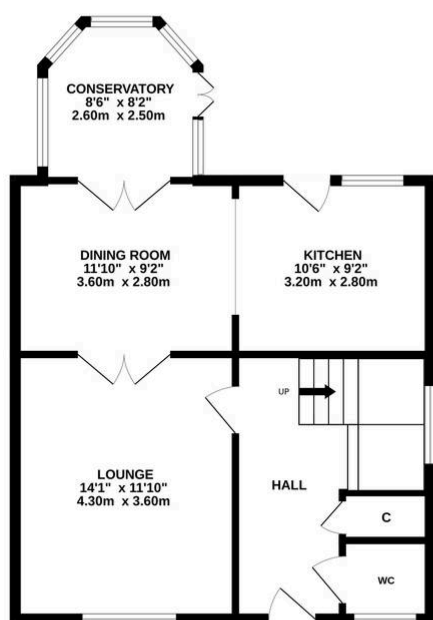
£300,000 Freehold

Views of The Ochil Hills • Bright and Spacious Lounge with French Doors to Dining Area • Recently Renovated
Luxury Family Bathroom • Open-plan Dining Area and Modern Fitted Kitchen • Home Report Value £300,000 •
106m2

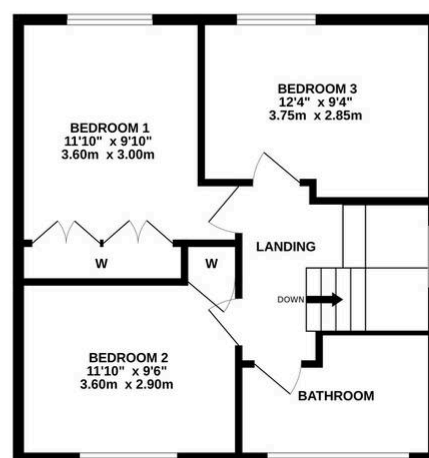




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A beautifully presented three-bedroom detached home, situated in one of Bo'ness's most sought after settings, offering generous family accommodation across two floors with views to the Ochil Hills.

A welcoming entrance hallway sets the tone for this well appointed property, with LVT flooring, a useful storage, and a convenient ground floor WC.

The bright and spacious lounge features a front facing window that floods the room with natural light, with glazed French doors creating a seamless flow through to the dining area. The dining space opens directly onto a contemporary fitted kitchen, finished with sleek white gloss cabinetry and laminated stone effect worktops. Well equipped for modern living, the kitchen includes an integrated dishwasher, double oven, and induction hob, alongside space for a washing machine and fridge/freezer. Tiled flooring, a garden facing window, and direct door access to the rear garden complete this practical yet stylish space.

Glazed French doors from the dining area lead into a light-filled conservatory, a wonderful additional reception space offering lovely views across to The Ochils and direct access to the rear garden, perfect for relaxing or entertaining throughout the year.

Upstairs, there are three well proportioned bedrooms. The principal bedroom is a generous double to the rear of the property, enjoying picturesque hill views, fitted with double built in wardrobes and finished in carpet. The second double bedroom enjoys a front-facing aspect and features a built-in wardrobe for convenient storage. To the rear, the third bedroom is a generous double room with pleasant views towards the surrounding hills and is currently arranged as a charming child's bedroom.

The family bathroom has been newly renovated to an exceptional standard and is sure to impress. Beautifully appointed and finished with contemporary FIBO wall panels, the bathroom offers a luxurious, spa-inspired feel. It features a walk-in rainfall shower with handheld attachment and recessed shampoo niche, a bath with handheld shower, a stylish vanity unit with inset wash hand basin, WC, and an illuminated mirror. Complemented by mood lighting and durable LVT flooring, the space is both practical and elegant, while a large front-facing window floods the room with natural light, creating a bright and airy atmosphere.

The Garden

Externally, the property offers a tidy front garden with lawn area, a single garage with electric door, and driveway parking for multiple vehicles. To the rear, a low maintenance garden features artificial grass, a generous patio area ideal for outdoor dining, and a large shed for