



**40 Forth Crescent, Bo'ness, EH51 9FB**  
**Offers over £315,000**





Nestled in the heart of the picturesque Forth Crescent, 40 Forth Crescent, EH51 9FB is a three bedroom detached family home. This delightful property features a dedicated garage for added convenience, ensuring your vehicle is both secure and easily accessible.



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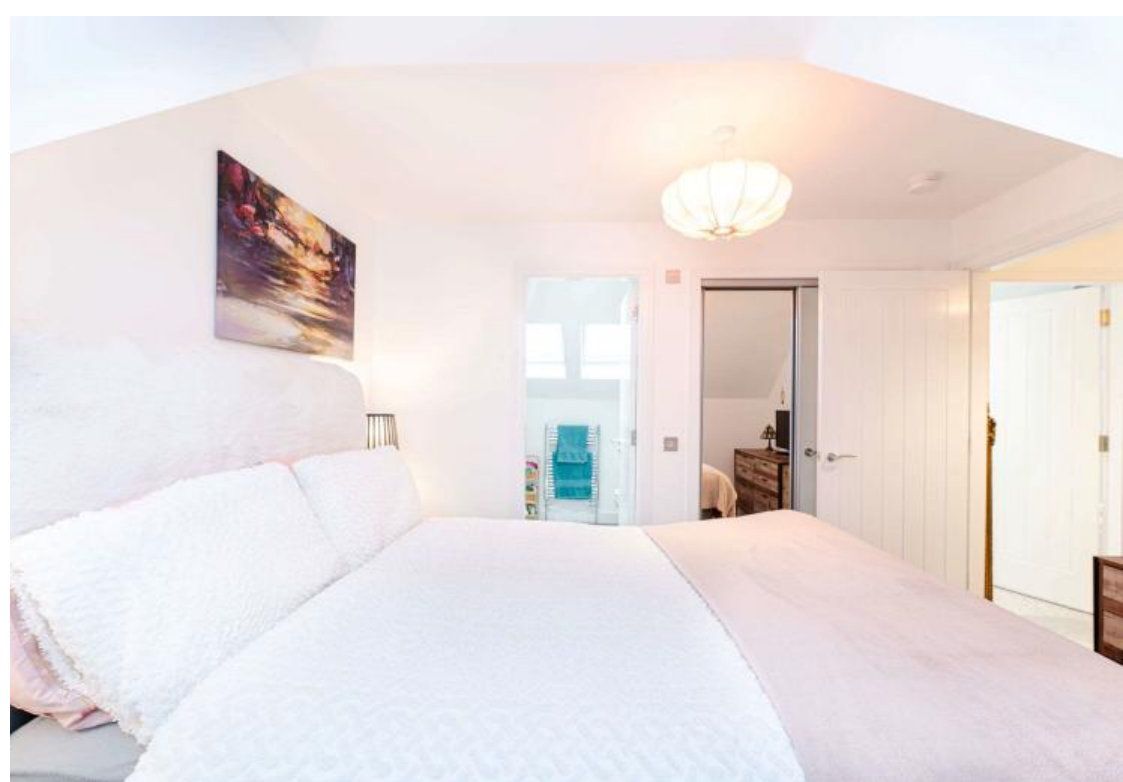
Inside, the home is thoughtfully designed with a functional separation of spaces. A separate kitchen and living room enhance daily living, allowing for efficient meal preparation and comfortable relaxation. The residence boasts three generously sized bedrooms and three well-appointed bathrooms, catering to the needs of families or those who enjoy hosting guests.

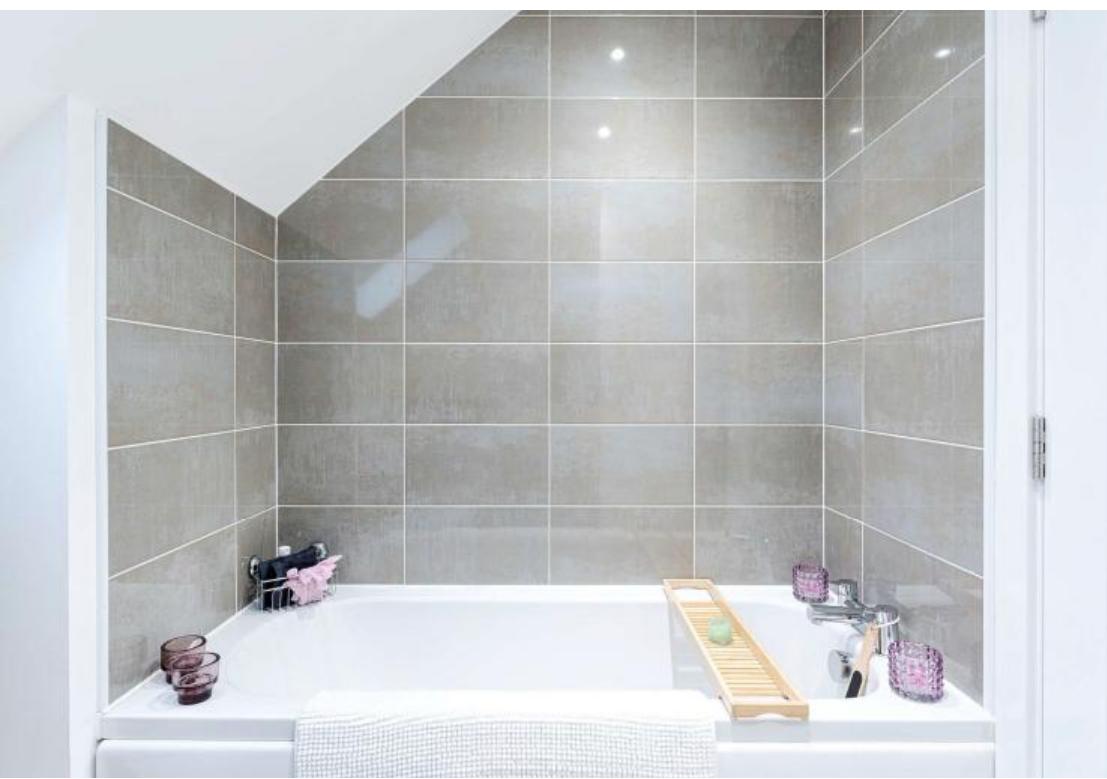


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Outdoor living is embraced with both front and back gardens. The front garden adds curb appeal, welcoming residents and guests alike, while the back garden, though currently awaiting completion, holds the promise of becoming a private oasis with a bit of personal touch.



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Bo'ness, a quaint town, offering a lifestyle characterized by historical charm and modern convenience. One of the town's standout features is its rich history, evident in the well-preserved architectural gems and landmarks scattered throughout the area. From the imposing Bo'ness & Kinneil Railway to the iconic Bo'ness Town Hall, residents find themselves surrounded by a tapestry of stories from times gone by. The town's commitment to preserving its heritage creates an ambiance that invites residents to take leisurely strolls through its cobbled streets, appreciating the unique character around every corner.

Community plays a central role in Bo'ness, fostering a warm and welcoming atmosphere. Local events, such as the Bo'ness Fair, bring neighbours together to celebrate traditions and create lasting memories. The town's vibrant social scene includes a range of cafes, pubs, and restaurants. For those who appreciate the great outdoors, Bo'ness offers scenic landscapes and recreational spaces. The picturesque Kinneil Estate provides a tranquil retreat, featuring walking trails, historic sites, and green spaces for picnics. The proximity to the Firth of Forth adds a touch of coastal charm, allowing residents to enjoy refreshing seaside walks and breathtaking views.

## Get in touch



0131 644 6060



sales@monarch-legal.co.uk



monarch-legal.co.uk



GROUND FLOOR

FIRST FLOOR

40 FORTH CRESCENT, EDINBURGH, EH51 9FB  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,217 SQ FT / 113 SQ M  
 GARAGE 158 SQ FT / 15 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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### Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.