



2 Boxland Drive, Bo'ness

Offers Over £260,000



2 Boxland Drive, Bo'ness

Welcome to Boxland Drive, Bo'ness, a beautifully presented three bedroom semi detached home built by Miller Homes, offering stylish interiors, three bathrooms, a landscaped sun trap rear garden and a two car driveway. Situated within a modern and highly sought after development, this move in ready home is perfect for first time buyers, growing families and commuters alike.

Upon entering, you are welcomed into a bright and spacious entrance hallway. Positioned to the front of the property is the generous lounge, a comfortable and inviting space that easily accommodates two large sofas and a media wall, while the large front facing window floods the room with natural light.

Continuing through the home, you will find the conveniently located downstairs WC along with a large under stair storage cupboard, providing excellent practicality for everyday family living.

To the rear of the property is the impressive open plan kitchen and dining area, spanning the full width of the home and forming the true heart of the property. The dining area comfortably accommodates a table for four to six people, while large patio doors create a seamless connection to the rear garden and allow natural light to pour into the space. The contemporary kitchen is finished with stylish dark grey cabinetry and features a four burner induction hob, integrated oven, with space for a fridge freezer, washing machine and dishwasher, offering both functionality and modern appeal.

Upstairs, the property offers three well proportioned bedrooms. The principal bedroom is located to the front of the property and comfortably accommodates a king size bed with bedside cabinets, while also benefiting from space for a fitted wardrobe. Completing the room is a modern en-suite shower room, finished with a three piece suite, standing shower, splashback tiling and a heated towel rail.



Bedroom two, positioned to the rear of the property, is currently utilised as a storage room but comfortably accommodates a double bed with bedside cabinets and additional furniture. Bedroom three, currently presented as a dressing room, offers excellent versatility and can easily function as a double bedroom, nursery, children's room or home office to suit your lifestyle.

The family bathroom completes the upper level and comprises a modern three piece suite with a bathtub and overhead shower, complemented by half height tiling and contemporary finishes.

Externally, the property boasts a beautifully landscaped rear garden designed for low maintenance living, featuring composite decking and artificial turf to create the perfect outdoor space for relaxing or entertaining. The garden enjoys excellent privacy with no direct overlooking neighbours and benefits from plenty of sunshine throughout the day. To the front, a generous two car driveway provides convenient off street parking.

Situated within a popular Miller Homes development, Boxland Drive enjoys an excellent position close to the heart of Bo'ness. The town offers a wide range of local amenities including shops, cafés, restaurants and everyday conveniences, while Kinneil Medical Practice and Bo'ness Academy are both within easy reach. For commuters, the nearby M9 provides excellent road links to both Edinburgh and Glasgow, while nearby golf courses and scenic coastal walks add to the area's appeal.

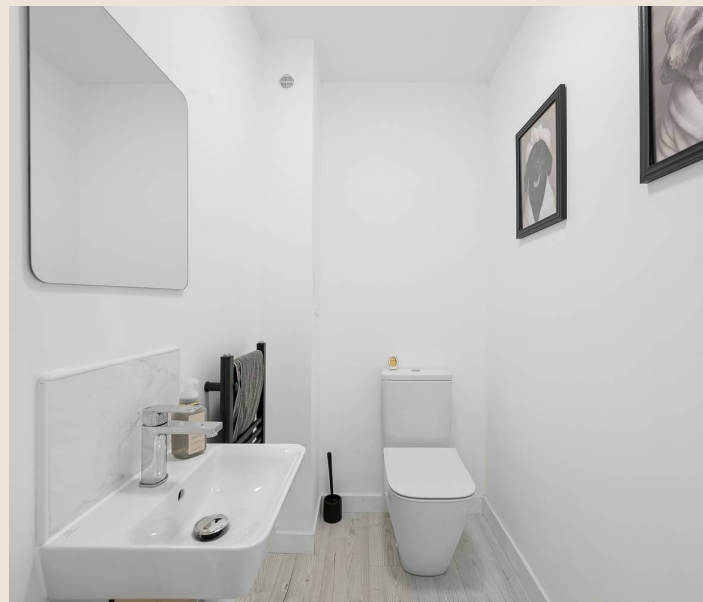
Offering modern accommodation, stylish finishes and an excellent family friendly location, Boxland Drive presents a fantastic opportunity to secure a beautifully maintained home ready to be enjoyed from day one.

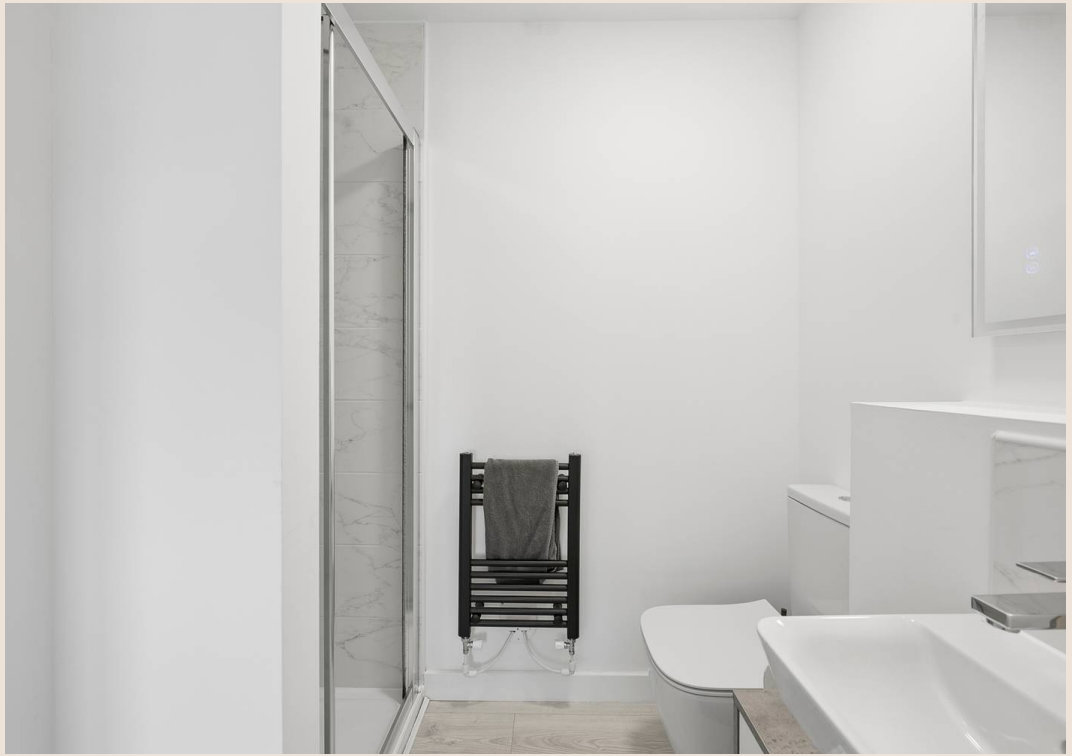
Home Report Value- £270,000

EPC - B

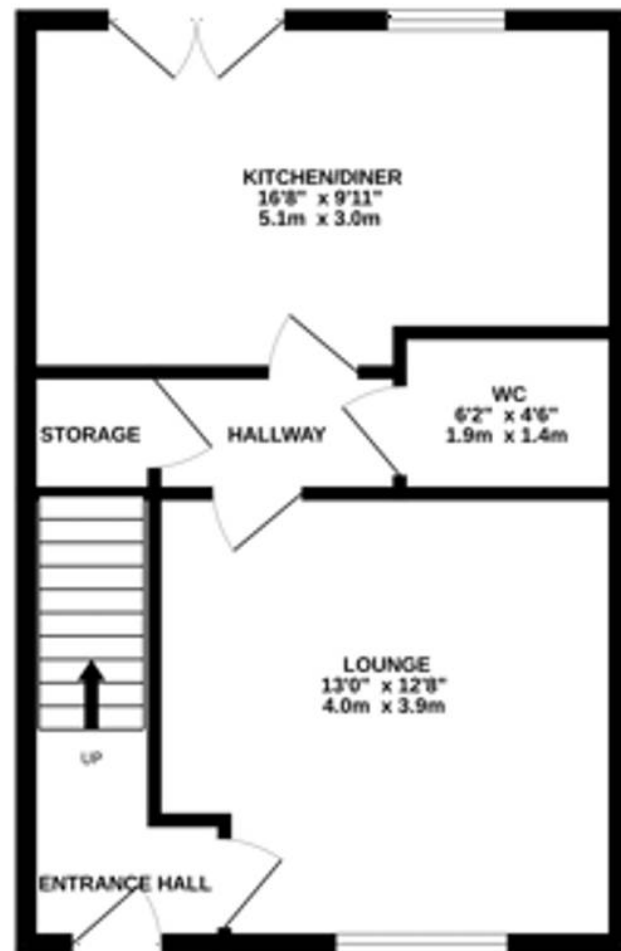
Council Tax Band - D

Square Ft- 904/ 84m²

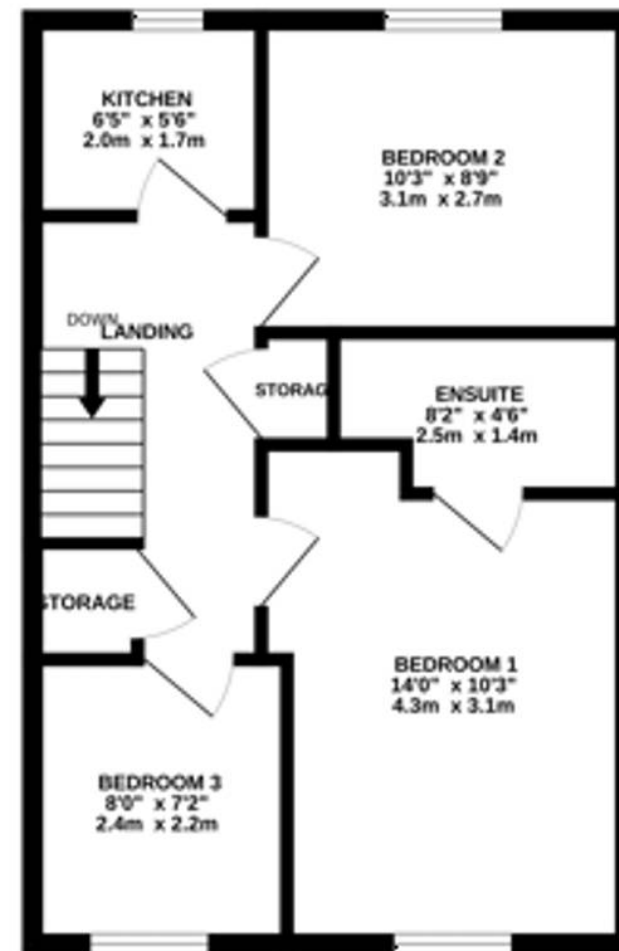




GROUND FLOOR



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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