

# 10 Dundas Street, Bo'ness, EH51 0DG

THE CHURCH OF SCOTLAND  
EAGLAIS NA D-ALBA



## Beautiful 5-bedroom detached villa located within the expanding town of Bo'ness

- Living room with bay windows and feature fireplace
- Kitchen with separate utility room
- Dining room, perfect for hosting
- 5 generous sized bedrooms
- Family bathroom with an additional WC located on ground floor
- Bright and spacious sitting room
- Garden grounds to front and rear of property
- Detached single garage with driveway to fit 2/3 cars



## Location

The expanding town of Bo'ness has local shopping throughout, whilst the town centre offers a good choice of shops, post office, Tesco and Lidl supermarkets. Further shopping is available at nearby Linlithgow and Falkirk, whilst Edinburgh's Gyle and Livingston retail centres offer major high-street names and restaurants. Bo'ness is also ideally placed for commuters looking for easy access onto the main roads outwith the area. It's also worth noting the close proximity to Linlithgow, which provides additional shopping and recreational facilities. Trains have regular routes to Edinburgh, Glasgow and beyond.

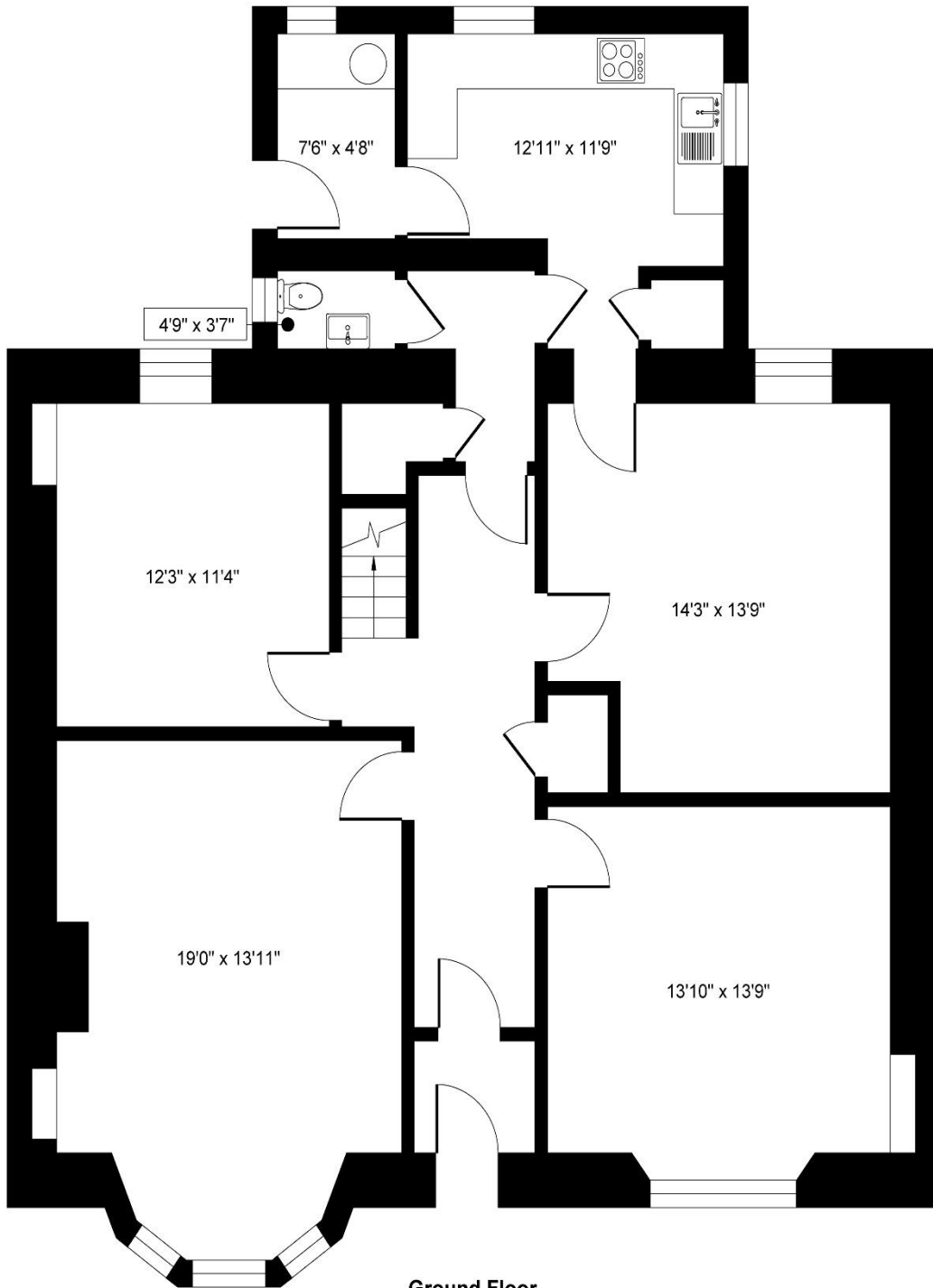
## Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

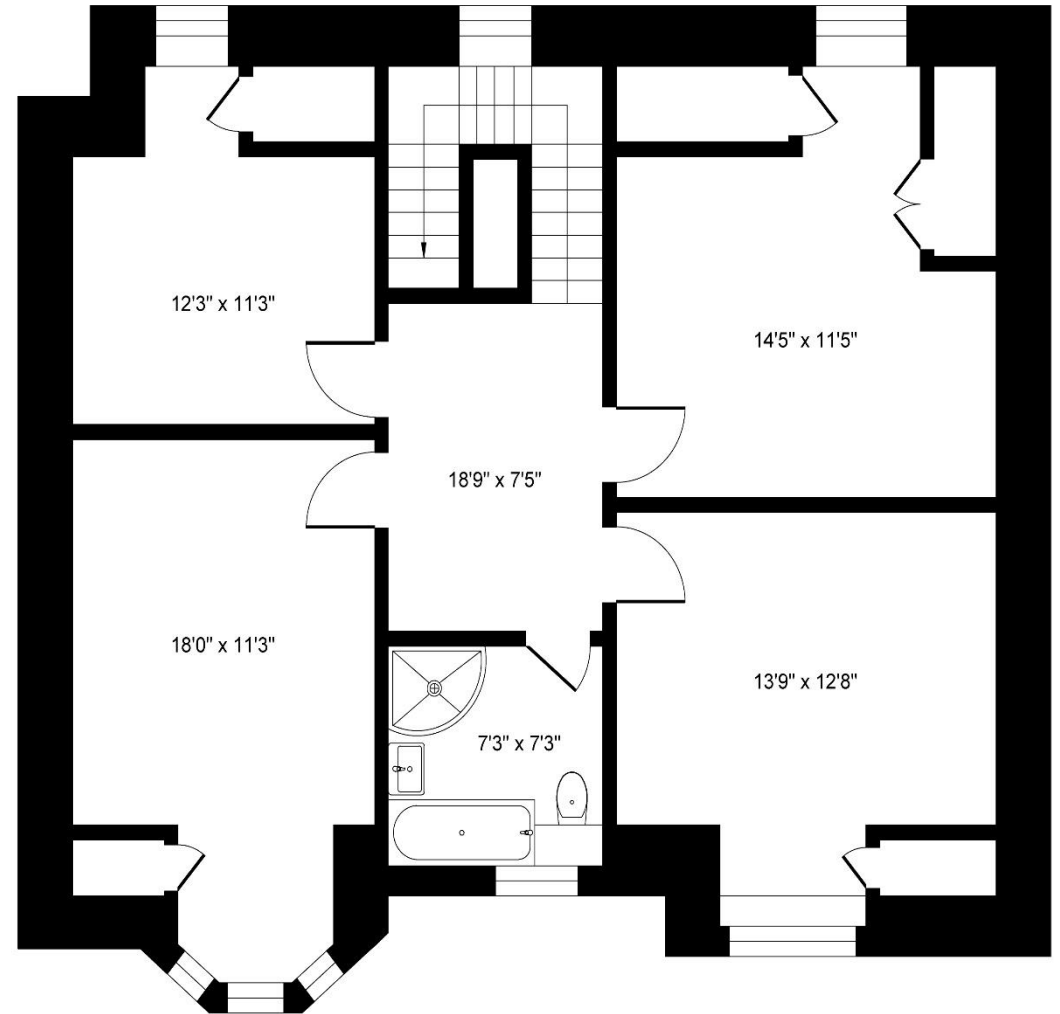








**Ground Floor**  
 Approximate Floor Area  
 1216 sq. ft



**First Floor**  
 Approximate Floor Area  
 914 sq. ft



## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.

**Church of Scotland Law Department**  
**121 George Street**  
**Edinburgh EH2 4YN**  
**Telephone 0131 2402263**  
**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)**

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC014574

