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solicitors & estate agents



## 11 Main Street, Bo'ness

Fixed Asking Price £57,500

- Spacious Upper Flat
- 2 Bedrooms
- Central Location
- Breakfasting Kitchen
- Suit First Time Buyer
- Gas Central Heating
- Double Glazing
- Viewing Advised



# 11 Main Street, Bo'ness

## Description

11 Main Street Bo'ness is a spacious traditional built first floor flat. This property would be an ideal purchase for the first time buyer but would also suit the buy to let investor. This lovely flat is situated in a central location and in close proximity to Tesco, Lidi and the town centre. The property benefits from gas central heating and double glazing. Viewing is highly recommended.

## Accommodation

The property is entered from the rear via a communal stairwell. The generous proportioned accommodation comprises reception hallway, the spacious and naturally bright lounge is located to the front and gives access to the fitted kitchen. The breakfasting kitchen has a range of base and wall units and complementary worktops. Included in the sale is the electric cooker, washing machine and fridge freezer. There are two good size bedrooms. Bedroom one has fitted wardrobes while bedroom two has two built in wardrobes. The family bathroom has a corner style bath with shower above, WC and wash hand basin.

## Outside

Externally to the rear is a communal dryer area. Parking is on street.

## Local Area

The expanding town of Bo'ness has amenities to meet every day needs, including schools at both Primary and Secondary levels located within walking distance. Attractions in the town include the Bo'ness & Kinneil Railway, Kinneil House, Hippodrome art deco cinema and Antonine wall. Bo'ness is also ideally placed for the commuter with major access roads allowing ease of movement outwith the area. It is also worth noting the proximity to Linlithgow, which provides additional shopping and recreational facilities and a railway station with regular services to Edinburgh, Glasgow and beyond.

## Lounge

4.58m x 3.72m (15'0" x 12'2")

## Kitchen

3.30m x 2.47m (10'10" x 8'1")

## Bathroom

2.30m x 1.50m (7'7" x 4'11")

## Bedroom

2.80m x 2.60m (9'2" x 8'6")

## Bedroom

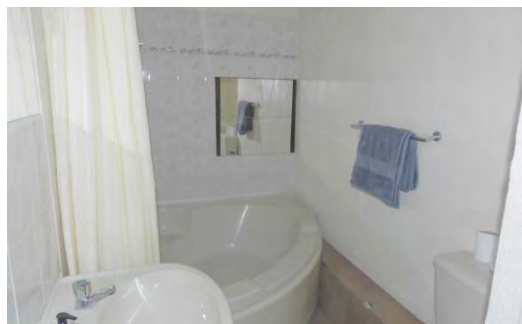
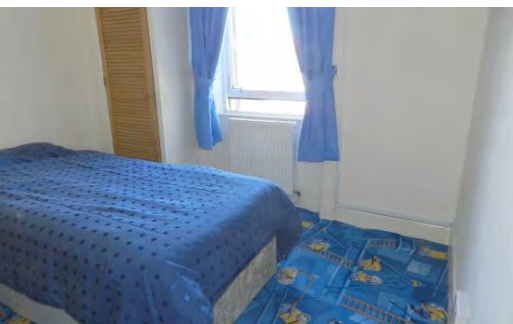
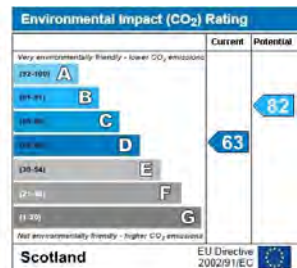
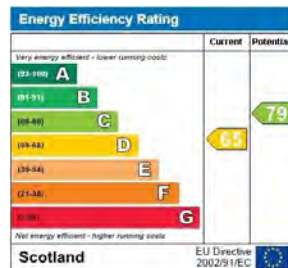
3.00m x 3.37m (9'10" x 11'1")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com). Home report and schedule can be downloaded from [www.sneddons.com](http://www.sneddons.com)



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