

1/3 South Street, Bo'ness, West Lothian,

EH51 0EA

T: 01506 826232

E: property@sneddons.com

W: www.sneddons.com



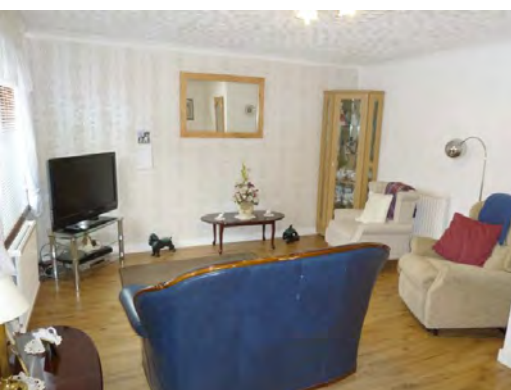
sneddons
solicitors & estate agents **S.S.C.**



25 Baptie Place, Bo'ness

Offers Over £79,995

- Spacious Terraced House
- 3 Bedrooms
- Popular Location
- Ideal First Home
- Gas Central Heating
- Double Glazing
- Good Storage
- Ample On Street Parking



25 Baptie Place, Bo'ness

Description

25 Baptie Place is situated in a popular residential area within the town of Bo'ness. This spacious family home will suit the first and second time buyer and although it would benefit from some internal cosmetic upgrading, it is very clean and tidy. The property benefits from gas central heating, double glazing, ample on street parking and good storage throughout. Early viewing is strongly advised.

Accommodation

Accommodation is arranged over two levels. The lower level comprises a spacious and naturally bright lounge that has a door giving access to the rear garden. The fitted kitchen has a range of base and wall units with complimentary work tops. There is space for a small dining table. The reception hallway has built in storage under the stairs.

The upper level has three good size bedrooms and the family bathroom. The bathroom has a shower above the bath.

Outside

There are low maintenance gardens to the front and rear. The rear garden is laid to lawn with a border of mature flowers, plants and shrubs.

There is a good size car park giving ample on street parking

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

3.90m x 5.1m (12'10" x 16'9")

Kitchen

4.40m x 2.98m (14'5" x 9'9")

Bedroom

4.34m x 2.95m (14'3" x 9'8")

Bedroom

3.98m x 2.59m (13'1" x 8'6")

Bedroom

2.98m x 2.37m (9'9" x 7'9")

Bathroom

1.60m x 2.00m (5'3")

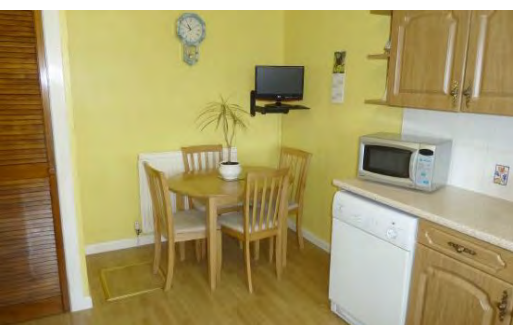
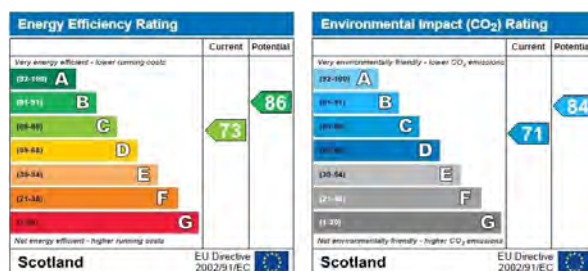
Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.

New room



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Metropix 2014



Sneddons for themselves and their clients the owners, give notice that while these particulars are believed to be correct their accuracy is not warranted. All measurements are approximate only. Interested parties are advised to satisfy themselves as to all details and sizes of the property prior to submitting any offer. These particulars are for information only and are not intended to, nor shall they, form part of any contract relative to the property.

If you have a property to sell then why not take advantage of our FREE VALUATION service - contact us for a no obligation appraisal of your property.



sneddons
solicitors & estate agents **S.S.C.**