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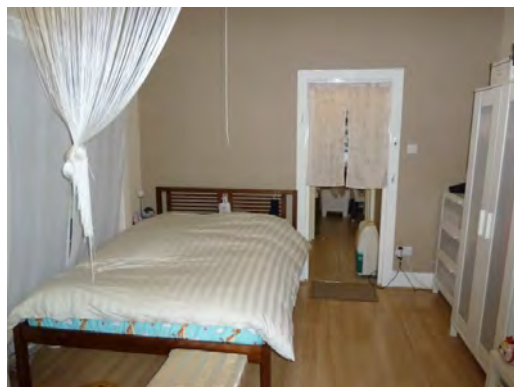
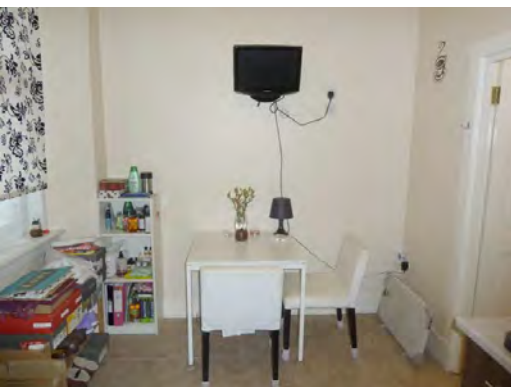
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## 5 Links Road, Bo'ness

Offers Over £39,000

- Spacious Studio Flat
- Central Location
- Modern Fitted Kitchen
- Walk in Condition
- Good Storage
- Neutral Decor
- Buy To Let Investment
- Accommodation On One Level



# 5 Links Road, Bo'ness

## Description

5 Links Road Bo'ness is a well presented studio apartment. Situated in close proximity to the town centre, Lidi and Tesco, this property is in walk in condition and will suit the first time buyer, buy to let investor or someone who is less mobile and needing accommodation on one level.

The property comprises : modern and stylish breakfasting kitchen with wall and base units, complementary work tops, ceramic hob, electric oven, washing machine, fridge freezer and wall mounted telly.

The lounge area and bedroom area is open plan. Beside the bed is a built in wardrobe, dressing table and chest of drawers. The lounge area is a good size and the current owners have a desk for a work station.

The family bathroom is situated between the lounge / bedroom and the kitchen. There is a shower above the bath. Opposite the bathroom is a walk in storage cupboard. Additional storage is located in the communal drying area. The property benefits from double glazing. 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.

## Kitchen

2.37m x 4.20m (7'9" x 13'9")

## Lounge/Bedroom

4.67m x 3.85m (15'4" x 12'8")

## Bathroom

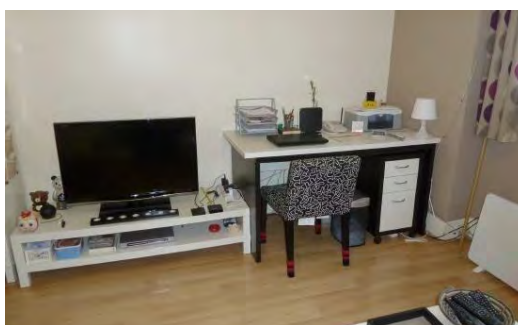
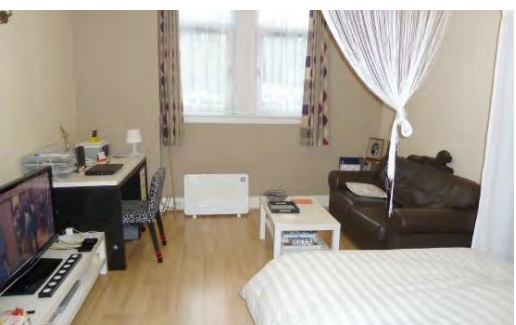
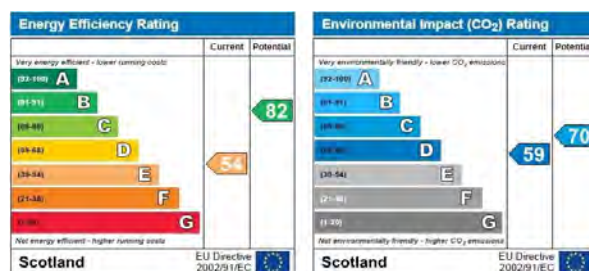
1.46m x 2.23m (4'9" x 7'4")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



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 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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