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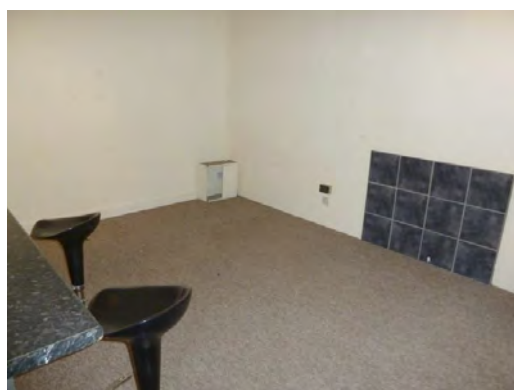
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## 57a Thomson Place, Bo'ness

Offers Over £39,000

- Spacious Upper Flat
- 1 Bedroom
- Central Location
- Good First Time Buy
- Investment Opportunity
- Gas Central Heating
- Double Glazing
- Off Street Parking



# 57a Thomson Place, Bo'ness

## Description

This spacious first floor flat is ideally placed for Bo'ness town centre and other local amenities. This property will suit the first time buyer or a buy to let investor. Entered from the rear via a communal stairwell into the hallway that then gives access to the lounge. The lounge is open plan to the kitchen. The kitchen has wall and base units, complementary work tops, breakfasting bar, electric ceramic hob, electric oven, fridge and washing machine. To complete the accommodation is a double bedroom and the family bathroom. The bathroom has a shower above the bath.

The property has gas central heating and double glazing.

There is off street communal parking and communal gardens to the rear.

## 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/Kitchen

4.5m x 5.23m (14'9" x 17'2")

## Bedroom

3.90m x 3.87m (12'10" x 12'8")

## Bathroom

1.70m x 2.60m (5'7" x 8'6")

## Inner Hallway

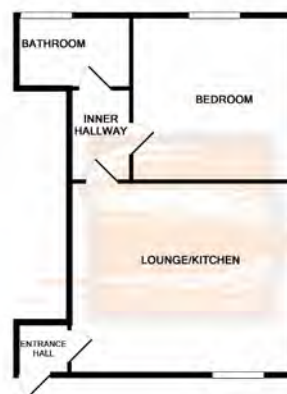
2.16m x 1.23m (7'1" x 4'0")

## Entrance Hallway

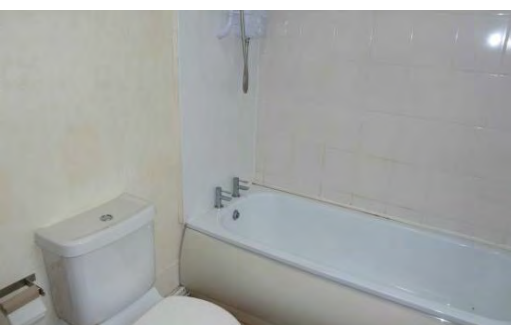
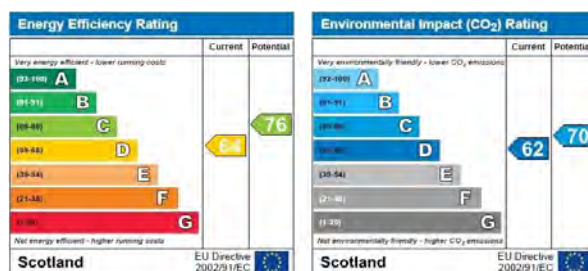
1.456m x 1.33m (4'9" x 4'4")

## 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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