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S.S.C.



28 Cadzow Ave, Bo'ness

Offers Over £39,995

- Ground Floor Flat
- 2 Bedrooms
- In Need of Upgrading
- Great Potential
- Double Glazing
- Wet Room
- Good Investment Property
- Viewing Advised



28 Cadzow Ave, Bo'ness

Description

Offered to the market is this ground floor cottage flat. The property is situated in a popular residential area within the town of Bo'ness. This spacious flat is in need of cosmetic upgrading but will suit the first time buyer and the buy to let investor. Viewing is recommended to appreciate the potential on offer.

Accommodation

Accommodation is arranged over one level and comprises: reception hallway with a built in storage cupboard. The spacious lounge is located to the front of the property and gives access to bedroom two. Bedroom one has a built in cupboard. The kitchen would benefit from being upgraded. The wet room completes the accommodation.

Outside

There is a good size garden to the front primary laid to lawn. There is also a small garden to the rear.

Lounge

4.66m x 3.67m (15'3" x 12'0")

Kitchen

1.80m x 3.62m (5'11" x 11'11")

Wet Room

1.56m x 1.80m (5'1" x 5'11")

Bedroom

3.95m x 3.28m (13'0" x 10'9")

Bedroom

3.95m x 2.86m (13'0" x 9'5")

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.

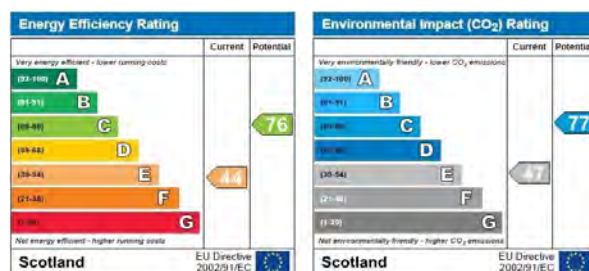
Bo'ness is also ideally placed for the commuter with major access roads allowing ease of movement outwith the area. It is also worth noting the proximity to Linlithgow, which provides additional shopping and recreational facilities and a railway station with regular services to Edinburgh, Glasgow and beyond.

Contact Us

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



TOTAL APPROX. FLOOR AREA (61 SQ.FT. (5.2 SQ.M.))
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for 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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