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**sneddons**  
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## 6 Newtown Street, Bo'ness

Offers Over £145,000

- Spacious Family Home
- 3/4 Bedrooms
- Home Report All 1's
- Large Detached Garage
- Walk in Condition
- Good Size Gardens
- Contemporary Decor
- Viewing Essential



# 6 Newtown Street, Bo'ness

## Description

6 Newtown Street Bo'ness is presented to the market in truly walk in condition. The generous proportioned accommodation, which is arranged over two level offers, offers flexible living space that suits the modern day family. The only way to fully appreciate this property is by viewing. This lovely family home benefits from neutral decor, oak facing doors, gas central heating, double glazing and ample off street parking. Early viewing is highly recommended.

## Accommodation

The property comprises: warm and welcoming reception hallway, a naturally bright and spacious lounge with a fireplace as the focal point, the modern and stylish kitchen has ample wall and base units, complimentary work surfaces, four ring gas hob and a double electric oven. The fourth bedroom is currently used as dining room. To complete the lower level is a WC cloaks.

The upper level houses three good size bedrooms and the family bathroom. The bathroom is finished to a high standard and has a shower above the bath.

## Outside

Externally there are gardens that are laid to lawn to the front and back. There is a large slabbed driveway given ample off street parking and access to the spacious garage. The garage has electric to it.

## 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

## Bed 4/ Dining Room

## Bedroom

## Bedroom

## Bedroom

## Family Bathroom

## WC

## Contact US

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

## Lounge

4.50m x 3.70m (14'9" x 12'2")

## Kitchen

3.64m x 2.45m (11'11" x 8'0")

## Bedroom/Dining Room

3.04m x 3.98m (10'0" x 13'1")

## WC

1.91m x 1.04m (6'3" x 3'5")

## Bedroom

3.94m x 3.69m (12'11" x 12'1")

## Bedroom

3.65m x 3.00m (12'0" x 9'10")

## Bedroom

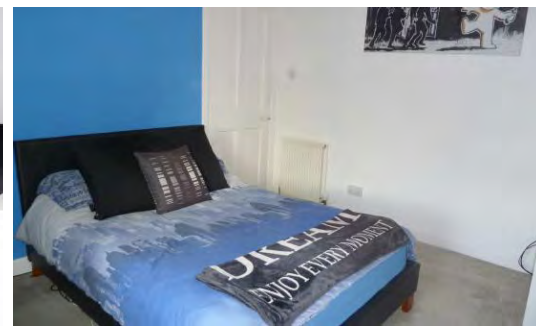
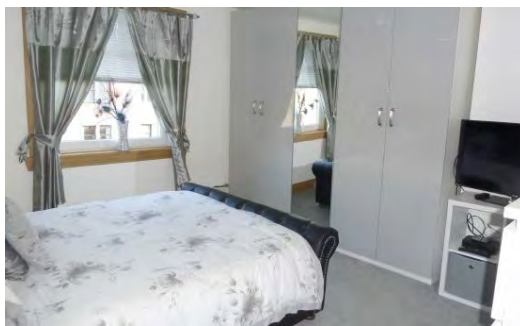
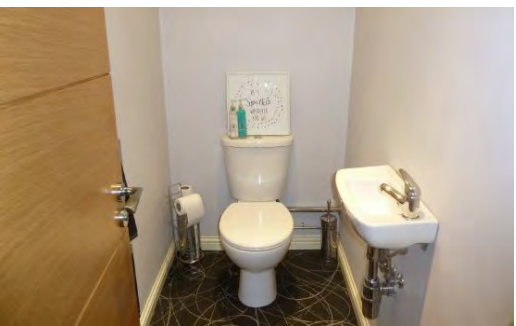
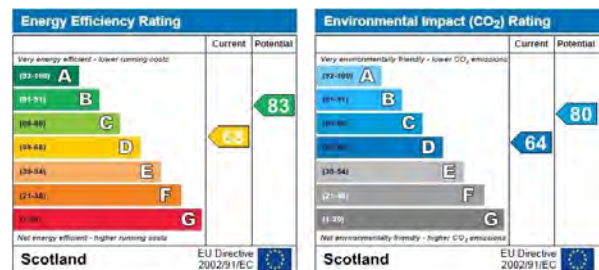
3.67m x 2.45m (12'0" x 8'0")

## Bathroom

1.73m x 1.73m (5'8" x 5'8")

## Contact us

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