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7 Erngath Road, Bo'ness

Offers Over £295,000

- Spacious Detached Cottage
- 3 Double Bedrooms
- Beautiful Original Features
- Full of Character
- Large Enclosed Garden
- Deceptively Spacious
- Sought After Locale
- Viewing Essential



7 Erngath Road, Bo'ness

Description

Oak Cottage is a charming detached stone built Victorian cottage, situated in a popular and sought after locale in Bo'ness. The property has a wealth of original features, including an ornate ceiling cornice, ceiling rose and original doors. The lovely cottage has been well maintained and is in excellent decorative order. The property further benefits from gas central heating and double glazing. A property of this quality is rare to the market and viewing is highly recommended to fully appreciate the standard and space available. Subject to relevant planning consents the property could be extended into the loft space to create further accommodation.

Accommodation

The property is entered by a timber panelled door into the vestibule that then gives access to the L shaped hallway via an Etched paned glassed door. The hallway has a decorative archway and is decorated with Edwardian Dado paneling. The hallway gives access to the lounge, bedrooms 1 & 2, dining room and the bathroom.

The generous proportioned lounge has a bay style window that gives an abundance of natural light, there is a timber mantle and surround with living flame gas fire, slate hearth and decorative fire surround. Another attractive feature of this room is the ceiling cornice and ceiling rose.

The dining room has ample space for a full size dining table. This comfortably proportioned room features an attractive wooden mantle piece with tiled hearth as the focal point. The country style fitted kitchen has ample storage units with complimentary work tops and splash backs. There is a four ring gas hob set in a chimney breast style alcove and double electric oven.

The South facing sunroom benefits from optimum natural light and is accessed from the dining room. Double doors give access to the rear established garden. Just off the sun room is the WC Utility room.

Bedroom one is situated to the front and has views towards the Forth and the Ochils.

There are a further two double bedrooms, Bedroom two is to the rear and Bedroom 3 is accessed from the dining room.

The family bathroom has a traditional three piece suite with shower above the bath.

Outside

The extensive rear garden offers a high degree of privacy and divided naturally into separate areas. There is a large mature fish pond with a waterfall feature.

The garden to the front is laid to lawn.

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

4.23m x 4.14m (13'11" x 13'7")

Dining Room

3.36m x 3.93m (11'0" x 12'11")

Kitchen

2.28m x 4.90m (7'6" x 16'1")

Sun Room

2.70m x 6.93m (8'10" x 22'9")

Bedroom 1

3.73m x 4.09m (12'3" x 13'5")

Bedroom 2

Bedroom 3

3.38m x 3.09m (11'1" x 10'2")

Bathroom

1.68m x 2.38m (5'6" x 7'10")

WC Utility Room

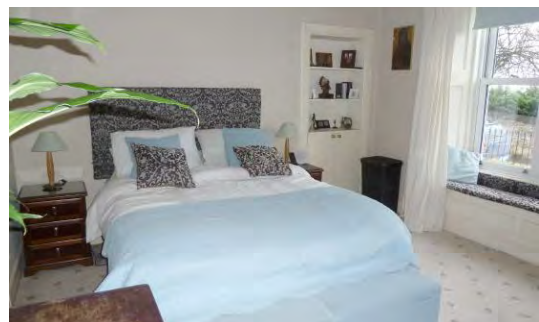
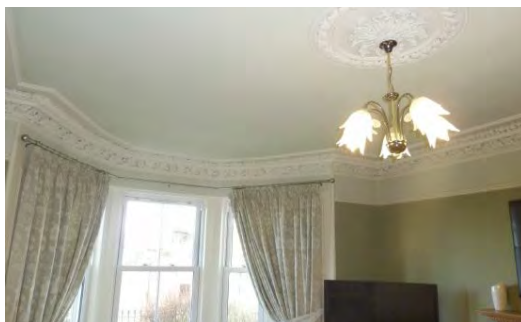
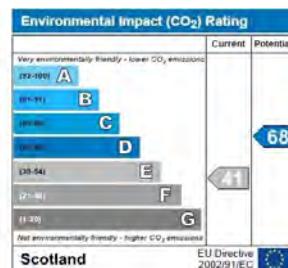
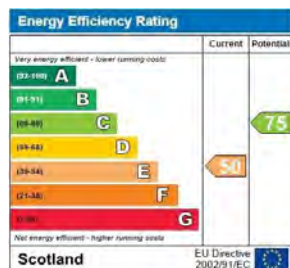
2.5m x 1.4m (8'2" x 4'7")

Contact Us

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



TOTAL APPROX. FLOOR AREA 1273 SQ. FT. (118.3 SQ. M.)
(Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of plots, 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 symbols, figures and notations shown hereon have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metreage 10010)



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