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solicitors & estate agents



## 17 Seaview Place, Bo'ness

### Offers Over £110,000

- Spacious First Floor Flat
- 2 Double Bedrooms
- Central Location
- Lovely Views
- Solar Panels
- Fresh Decor
- Walk in Condition
- Viewing Essential



# 17 Seaview Place, Bo'ness

## Description

17 Sea View Place, Bo'ness is a spacious first floor flat ideally placed for the town centre and other local amenities. With the generously proportioned rooms, lovely views towards the Forth Estuary, Ochils and beyond a property of this quality is rare to the market. The property benefits from solar panels which provides an income in excess of £1,000 per annum from Feed In Tariff plus use of electricity generated, electric heating, good storage and fresh decor throughout. Viewing is essential to fully appreciate the size and location of this property.

## Accommodation

The accommodation is arranged over one level and includes a reception hallway with a walk in storage cupboard. The spacious lounge is open plan to the dining area and has aspects to the front, side and rear making it naturally light. Views of the Forth Estuary, Ochils and beyond can be enjoyed from the lounge. The good size breakfasting kitchen has ample base and wall units, complementary work tops. Included in the sale is the electric cooker and washing machine. The lovely views can also be enjoyed from the kitchen. Bedroom one is very spacious and has built in wardrobes. Bedroom two is also a good size and has a built in wardrobe and cupboard. To complete the accommodation is the family bathroom which has a shower above the bath.

## Outside

A fully glazed door gives access from bedroom two to a flat roof which could be converted to a roof terrace. A free public car park is available across the road.

## Local area

The expanding town of Bo'ness has amenities to meet everyday 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/Diner

8.10m x 4.13m (26'7" x 13'7")

## Kitchen/Diner

3.32m x 3.57m (10'11" x 11'9")

## Bedroom 1

4.20m x 4.13m (13'9" x 13'7")

## Bedroom 2

3.89m x 2.62m (12'9" x 8'7")

## Bathroom

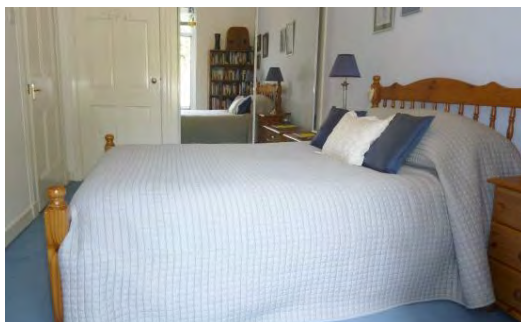
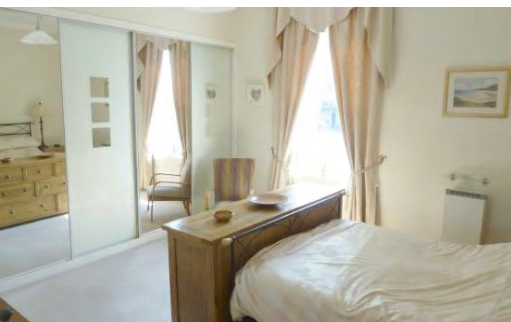
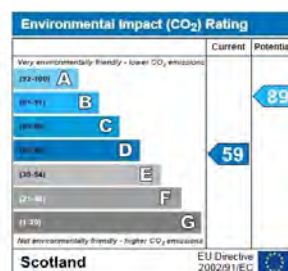
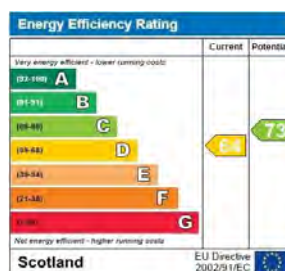
1.60m x 2.80m (5'3" x 9'2")

## Contact Us

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



Model plans cannot be relied upon to show the exact layout of the property. The floor plan is a guide only and does not constitute a contract. The actual layout of the property may vary from the model plan. The model plan is for information only and should not be used as a basis for any decision. The actual layout of the property may vary from the model plan. The model plan is for information only and should not be used as a basis for any decision.



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