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## 7 Hadrians Way, Bo'ness

**Offers Over £110,000**

- Semi Detached Villa
- 2 Double Bedrooms
- Fantastic Potential
- Corner Plot
- Mature Gardens
- Gas Central Heating
- Double Glazing
- Off Street Parking





# 7 Hadrians Way, Bo'ness

## Description

7 Hadrian Way, is a spacious semi detached villa, situated on a corner plot in a popular residential locale, ideally placed for local schools, amenities and transport links. This property would benefit from some cosmetic upgrading but has fantastic potential. It further benefits from gas central heating, double glazing, good storage and off street parking. Viewing is essential to fully appreciate the potential of this property.

## Accommodation

The accommodation is arranged over two levels. The lower level has a reception hallway with two built in storage cupboards. The spacious lounge overlooks the front garden and has a fireplace as the focal point. The good sized kitchen would benefit from being upgraded. Just off the kitchen is the vestibule which has two built in storage cupboards and a door giving access to the rear garden. The upper level houses two double bedroom. Bedroom one has two built in wardrobes and bedroom two also has a built in wardrobe. The family bathroom completes the accommodation.

## Outside

The gardens to the front and rear are primarily laid to lawn and have a mixture of mature bushes, shrubs and plants. There is a mono block driveway giving off street parking.

## 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

4.02m x 3.96m (13'2" x 13'0")

## Kitchen

2.36m x 3.57m (7'9" x 11'9")

## Rear Vestibule

1.50m x 0.90m (4'11" x 2'11")

## Bedroom 1

4.57m x 3.09m (15'0" x 10'2")

## Bedroom 2

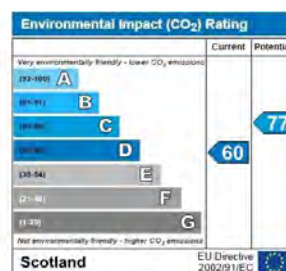
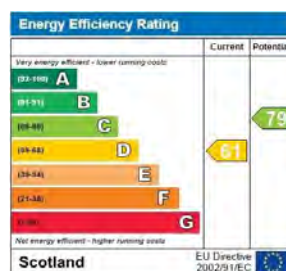
3.44m x 2.97m (11'3" x 9'9")

## Bathroom

1.73m x 2.02m (5'8" x 6'8")

## Contact Us

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



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