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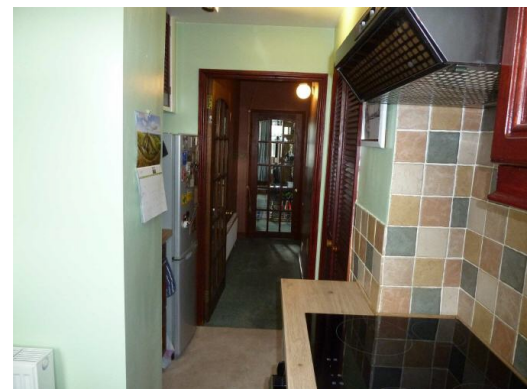
S.S.C.



94 Dean Road, Bo'ness

Offers Over £105,000

- Traditional Ground Floor Flat
- 2 Bedrooms
- Period Features
- Views Of the Forth Estuary
- Central Location
- Gas Central Heating
- Communal Garden
- Terrace Balcony



94 Dean Road, Bo'ness

Description

94 Dean Road Bo'ness is well placed for the town centre, Kinneil primary school and other local amenities. This stone built flat has many period features including a Bay style window, timber panelling, ceiling cornice and high ceilings. With the accommodation being on the ground floor and views towards the Forth Estuary, Ochils and beyond it will suit a variety of buyers including the less mobile, retiree and the first time buyer. The property benefits from gas central heating. Parking is on street.

Accommodation

The accommodation comprises: reception hallway, a spacious lounge diner with bay style windows, ceiling rose and ceiling cornice. There is a feature fireplace with a living gas flame fire. The inner hallway is just off the lounge and gives access to the L shaped kitchen. The kitchen has base and wall units, electric ceramic hob and electric oven. A timber door gives access to the rear. There are two good sized bedrooms both situated to the rear. The family bathroom has a shower above the bath.

Outside

To the rear of the property is a communal garden primarily laid to lawn. The current owner has a seating area on the terrace where they can enjoy the views.

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

4.33m x 3.60m (14'2" x 11'10")

Kitchen

3.32 x 2.17m (10'11" x 7'1")

Inner Hallway

2.98m x 0.95m (9'9" x 3'1")

Bedroom 1

4.28m x 2.78m (14'1" x 9'1")

Bedroom 2

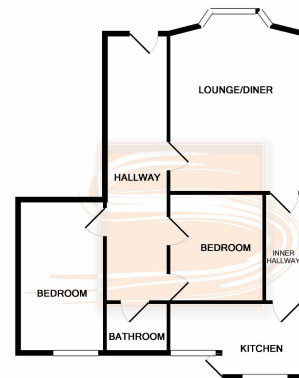
4.27m x 2.15m (14'0" x 7'1")

Bathroom

2.94m x 1.45m (9'8" x 4'9")

Contact Us

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



TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.5 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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. Made with Metropac 02019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		66	75
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		63	75
	EU Directive 2002/91/EC		



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