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## 76 Jamieson Avenue, Bo'ness

Offers Over £90,000

- Mid Terrace Family Home
- 2 Double Bedrooms
- Walk in Condition
- Modern Fitted Kitchen
- Stylish Shower Rood
- Enclosed Gardens
- Popular Location
- Early Viewing Advised





# 76 Jamieson Avenue, Bo'ness

## Description

76 Jamieson Avenue, Bo'ness is situated in a quiet residential area, and is ideally placed for primary and secondary schools as well as local amenities. This property has recently been upgraded to a very good standard and will suit a variety of buyers including first and second time buyers. The property benefits from gas central heating, double glazing, good storage fresh decor and enclosed gardens. Early viewing is highly recommended.

## Accommodation

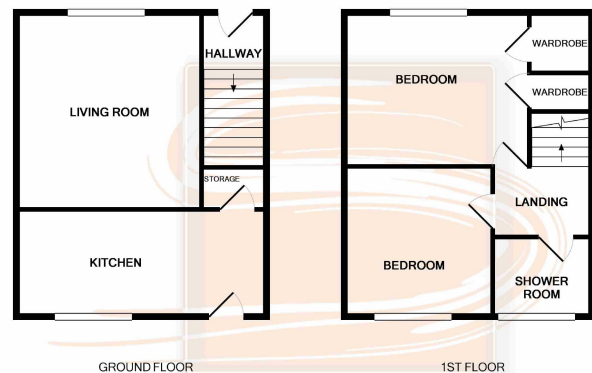
Accommodation is arranged over two levels. The lower level includes a modern and stylish kitchen which has a range of base and wall units, complementary work tops, ceramic hob and electric oven. The bright and airy lounge has a feature wall and overlooks the front garden. The upper level houses two double bedrooms. Bedroom one has two built in wardrobes and views towards the Forth Estuary and beyond. The shower room has recently been upgraded to a good standard.

## Outside

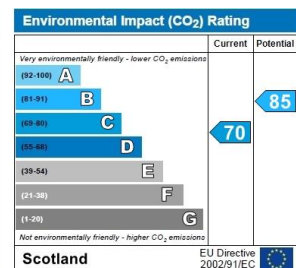
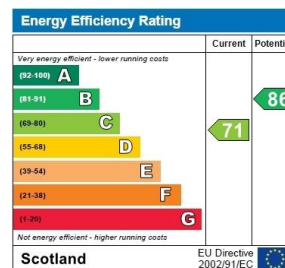
Externally to the rear is an enclosed garden primarily laid to lawn. The good sized garden to the front is also laid to lawn. Parking is on street .

## 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



Whilst 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.  
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