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17 Kinglass Park, Bo'ness

Offers Over £185,000

- Semi Detached Villa
- 3 Double Bedrooms
- Kitchen / Diner
- Sought After Locale
- Solar Panels
- Home Report All 1's
- Mature Gardens
- Early Viewing Advised



17 Kinglass Park, Bo'ness

Description

17 Kinglass Park is a spacious semi detached villa situated in a popular and sought after locale within the town of Bo'ness. This property is presented to the market in walk in condition but still has great potential. A feature of this lovely family home is the solar panels which have approximately 12 years feed in tariff remaining, the property also has gas central heating, double glazing, good storage and off street parking. We expect a high demand for this property so early viewing is advised.

Accommodation

Accommodation is arranged over two levels and comprises reception vestibule that gives access to the spacious lounge. The lounge is naturally bright and airy. The dining room is just off the lounge and is open plan to the kitchen. The fitted kitchen has ample wall and base units, complementary work tops, four ring gas hob, wall mounted electric oven and a walk in storage cupboard. The upper level houses three double bedrooms, bedroom one and three have built in wardrobes. The family bathroom has a shower above the bath.

Outside

Externally to the front and rear are well tended gardens primarily laid to lawn. The rear garden has borders of mature shrubs and bushes. A mono blocked driveway gives ample off street parking and access to the garage.

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

4.55m x 3.87m (14'11" x 12'8")

Dining Room

2.55m x 3.87m (8'4" x 12'8")

Kitchen

3.00m x 2.87m (9'10" x 9'5")

Bedroom 1

3.20m x 3.65m (10'6" x 12'0")

Bedroom 2

3.20m x 3.46m (10'6" x 11'4")

Bedroom 3

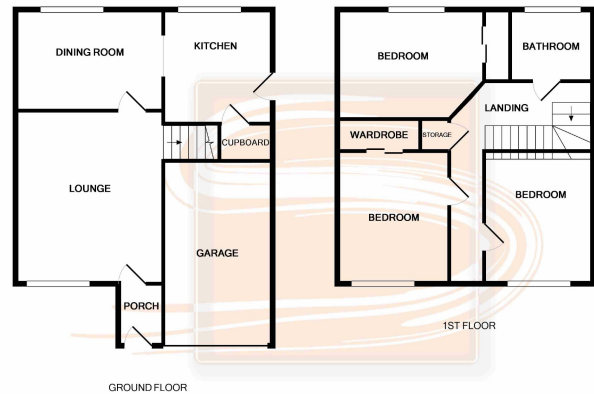
3.12m x 2.88m (10'3" x 9'5")

Bathroom

1.90m x 1.90m (6'3" x 6'3")

Contact Us

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 Metropix (©2014)

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		EU Directive 2002/91/EC	
		77	81

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		EU Directive 2002/91/EC	
		74	79



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