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solicitors & estate agents **S.S.C.**



16 Jeffrey Bank, Bo'ness

Offers Over £185,000

- Spacious Semi Detached Villa
- 3 Bedrooms
- Dining Room/4th Bedroom
- Views Towards Forth Estuary
- Sought After Locale
- Excellent Potential
- Garage
- Viewing Essential



16 Jeffrey Bank, Bo'ness

Description

Situated in an elevated position and with open views towards the Forth estuary, Ochils and beyond, 16 Jeffrey Bank, Bo'ness is a semi detached villa with fantastic potential. This property has double glazing, gas central heating, good storage and off street parking. Viewing is essential to fully appreciate the location and potential of this property.

Accommodation

The accommodation is arranged over one and half levels and comprises fitted kitchen, spacious lounge with views towards the Forth Estuary, three double bedrooms, dining room, and a shower room.

Outside

Externally to the front and rear are mature gardens with a mixture of flowers, shrubs and bushes. A garage provides 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

3.87m x 4.18m (12'8" x 13'9")

Dining Room

2.72m x 3.23m (8'11" x 10'7")

Kitchen

4.40m x 2.14m (14'5" x 7'0")

Bedroom 1

5.17m x 5.3m (17'0" x 1'9")

Bedroom 2

3.82m x 3.6m (12'6" x 1'2")

Bedroom 3

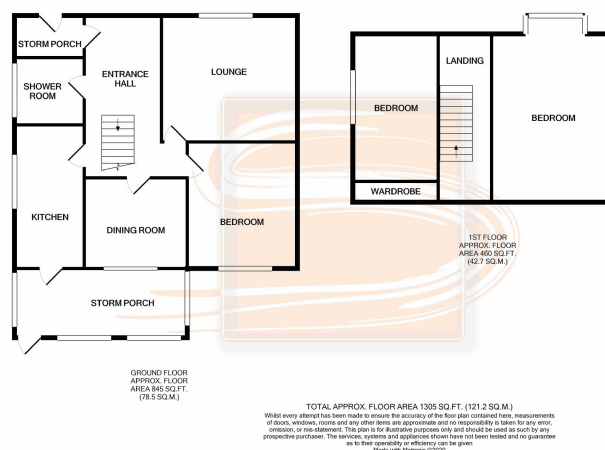
3.85m x 3.41m (12'8" x 11'2")

Shower Room

2.03m x 2.14m (6'8" x 7'0")

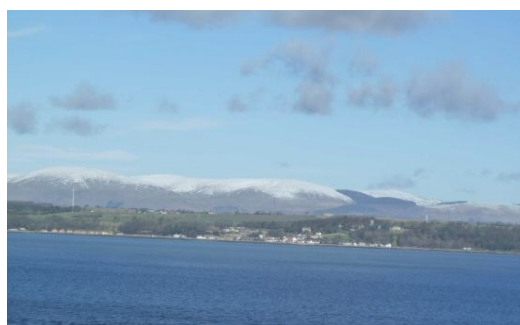
Contact Us

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



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			
			60
			82
Scotland			
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			
			79
			52
Scotland			
EU Directive 2002/91/EC			



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