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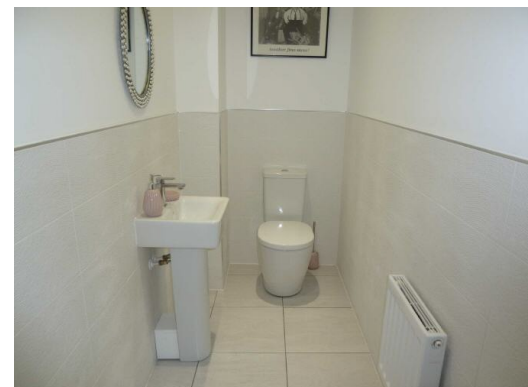
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9 Heggie Place, Bo'ness

Offers Over £155,000

- Semi Detached Villa
- 2 Double Bedrooms
- Master En Suite
- Modern Fitted Kitchen
- Stylish Bathroom
- Finished to a High Specification
- Low Maintenance Garden
- Allocated parking



9 Heggie Place, Bo'ness

Description

Beautifully presented and charming semi detached villa situated on the edge of Bo'ness in a modern residential estate. This property will appeal to first and second time buyers as well as someone downsizing. This lovely home has gas central heating, double glazing, fresh neutral decor, NHBC guarantee and allocated parking. Internal viewing is essential to fully appreciate the quality of this villa.

Accommodation

The property comprises a warm and welcoming reception hallway which gives access to the lounge, kitchen and WC. The contemporary and modern breakfasting kitchen has ample base and wall units, contrasting worktops, five ring gas hob and double wall mounted ovens. Integrated appliances include dishwasher, washer dryer and fridge freezer. The naturally bright and airy lounge looks over the rear garden and has a glazed door that gives access to the garden.

The upper level houses two double bedrooms, the master bedroom has built in wardrobes and a shower en suite. The stylish bathroom completes the accommodation.

Outside

Externally to the rear is an enclosed low maintenance garden with an area laid with artificial grass and a paved patio area. There is an allocated parking space to the rear as well as parking for visitors.

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

3.00m x 4.48m (9'10" x 14'8")

Kitchen

3.66m x 2.64m (12'0" x 8'8")

WC

1.12m x 2.40m (3'8" x 7'10")

Bedroom 1

2.56m x 3.75m (8'5" x 12'4")

En Suite

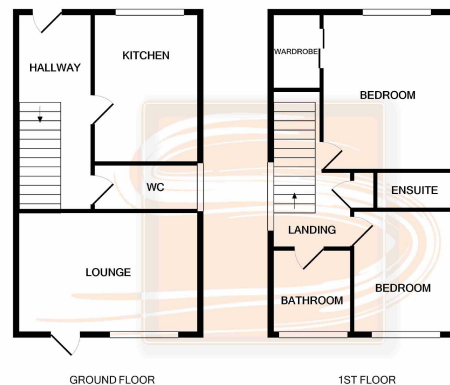
1.72m x 2.14m (5'8" x 7'0")

Bedroom 2

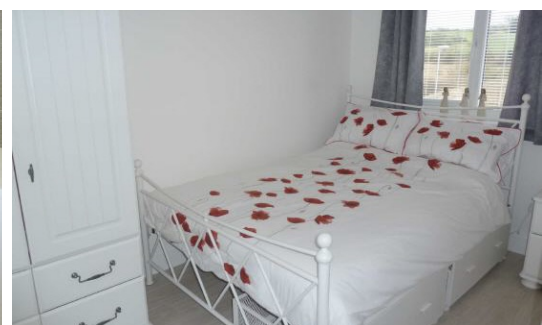
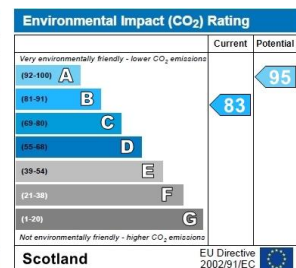
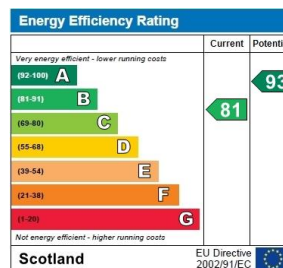
3.31m x 2.15m (10'10" x 7'1")

Bathroom

2.00m x 2.20m (6'7" x 7'3")



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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