

1/3 South Street, Bo'ness, West Lothian,

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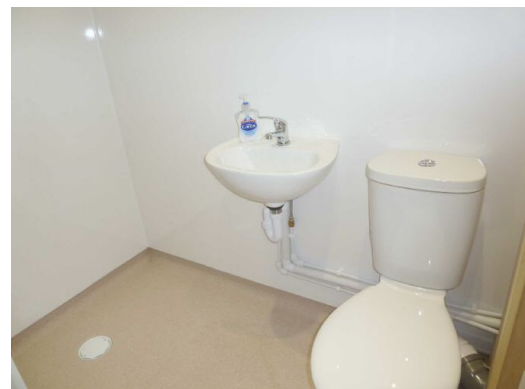
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11 Baptie Place, Bo'ness

Offers Over £95,000

- Spacious Semi Detached
- 2 Double Bedrooms
- Breakfasting Kitchen
- Bathroom and Wet Room
- Enclosed Garden
- Communal Car Park
- Ideal for a First Time Buyer
- Early Viewing Advised



11 Baptie Place, Bo'ness

Description

Spacious semi detached villa situated in a popular residential locale within the town of Bo'ness. 11 Baptie Place is presented to the market in good condition but still has great potential. The property has double glazing, gas central heating, good storage, and fresh decor. Viewing is advised to fully appreciate what this property offers.

Accommodation

The accommodation is arranged over two levels, the lower level has a reception hallway, the spacious and naturally bright lounge has patio doors giving access to the rear garden. The fitted kitchen has base and wall units with complementary work tops. The wet room completes the ground floor accommodation.

The upper level houses two double bedrooms and the family bathroom. Bedroom one has a built in wardrobe. Additional storage can be found on the upper hallway

Outside

Externally to the rear is an enclosed low maintenance garden. A communal car park provides ample parking for "Residents and 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

4.77m x 3.58m (15'8" x 11'9")

Kitchen

3.54m x 2.95m (11'7" x 9'8")

Wet Room

1.47m x 1.97m (4'10" x 6'6")

Bedroom 1

3.56m x 3.40m, (11'8" x 11'2")

Bedroom 2

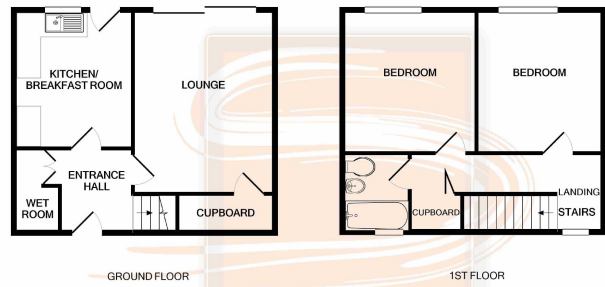
3.56m x 3.20m (11'8" x 10'6")

Bathroom

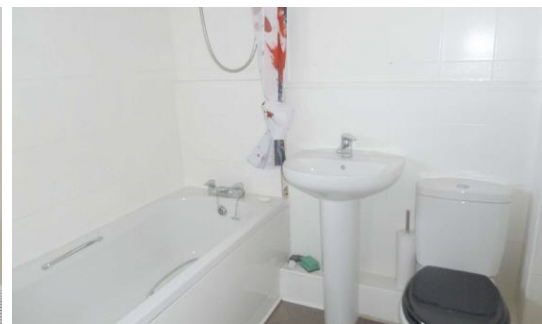
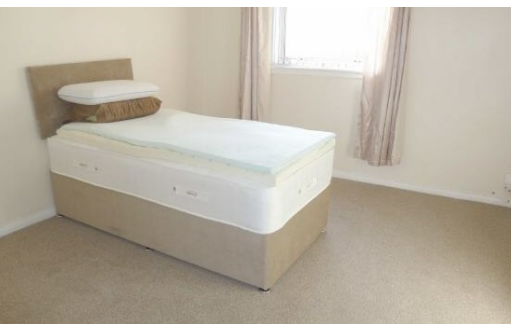
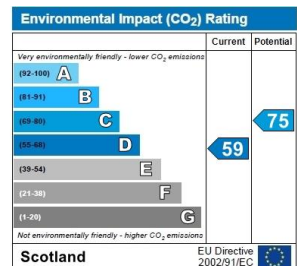
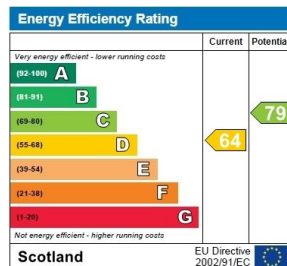
2.00m x 1.66m (6'7" x 5'5")

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 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 Metropo ©2020



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