



21 Charles Snedden Ave, Bo'ness
Offers Over £285,000



sneddons
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Description

A generously proportioned and immaculately presented four bedroom family home, with private south-facing garden. The property occupies an elevated plot within the sought-after Miller Homes Kinglass Fields development, with stunning views of the River Forth and the Ochil Hills of Fife beyond.

Comprises:

- a welcoming entrance hall
- bright, spacious living room with bay window
- large, desirable open plan kitchen, dining and family area
- four double bedrooms
- a luxurious family bathroom, two en-suites and a downstairs WC.

The subjects feature a range of upgrades from the original builder specification to include a high specification kitchen, integrated kitchen appliances, Amtico flooring, Porcelanosa tiling to bathrooms, a partially floored attic, and an intruder alarm.

The house is a Dale constructed in 2017, set within the prestigious Miller Homes Kinglass Fields development.

The council tax band is F.

Hall

The welcoming hall features a solid oak staircase handrail, understair storage cupboard, access to integral garage and beautiful Amtico wood effect flooring.

Lounge

3.3m x 4.8m (10'10" x 15'9")

The well-proportioned lounge has a large bay window to the front of the house, which draws in plenty of light and provides a beautiful outlook.

Kitchen/Dining/Family

8.2m x 4.3m (26'11" x 14'1")

The hub of the home is the stylish open plan kitchen/diner, with separate family area. This space is perfect for modern family life and has French door access to the rear garden.

The kitchen comprises a contemporary style fitted Symphony kitchen, a stainless steel one-and-a-half bowl sink and monobloc mixer tap, a stainless steel chimney hood, integrated fridge/freezer, washing machine, dishwasher and tumble dryer, an induction hob, double oven, and a 3 spot LED track light to ceiling.

WC

1.89m x 0.91m (6'2" x 3'0")

Master Bedroom

3.3m x 4.2m (10'10" x 13'9")

The luxurious master bedroom offers peaceful sleeping accommodation and overlooks the front of the property. There are two built-in wardrobes providing ample storage for clothes.

En Suite

1.7m x 1.8m (5'7" x 5'11")

The smart, modern en-suite shower room includes a white suite with double width shower enclosure.

Bedroom 2

3.4m x 3.1m (11'2" x 10'2")

The second bedroom facing the front of the property is also generously proportioned. This bedroom also benefits from a built-in double wardrobe space. Freshly decorated in crisp white it adds to the generous living space of the property. Bedroom 2 has access to the second en-suite shower room

Bedroom 3

3.3m x 3.1m (10'10" x 10'2")

The third bedroom faces the rear of the house, overlooking the garden and countryside beyond and has a large built-in wardrobe. It is a quiet and peaceful room with neutral carpets and walls.

Bedroom 4

2.5m x 3.4m (8'2" x 11'2")

Overlooking the rear of the property, the fourth bedroom is well proportioned and again benefits from fresh neutral decor. Bedroom 4 also has access to the second en-suite shower room.

En suite

1.9m x 1.7 (6'3" x 5'7")

A Jack and Jill arrangement allows access to the second en-suite shower room from Bedroom 2 and Bedroom 4. This clever and flexible arrangement means that three of the bedrooms have en-suite facilities.

Bathroom

2.2m x 2.3m (7'3" x 7'7")

Situated to the rear of the property, the family bathroom comprises of a modern white suite with bath.

Rear Garden

To the rear, there is a large, enclosed and thoughtfully laid out south-facing garden, perfect for children or pets. There is a patio area next to the kitchen patio doors and a variety of shrubs and flowering plants. Two Discovery apple trees bear beautiful blossom in the spring months and delicious fruit come autumn. Due to its south-facing situation, the garden gets much sunlight.

Front Garden

The front garden is also laid to lawn with an (Autumnalis) Autumn Cherry tree. A monoblocked driveway provides off-street parking and car access to the integral garage.

Location

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 and Kinneil Railway, Kinneil House and the Antonine Wall, and Scotland's oldest purpose-built cinema, the magnificent pre-Art Deco Hippodrome.

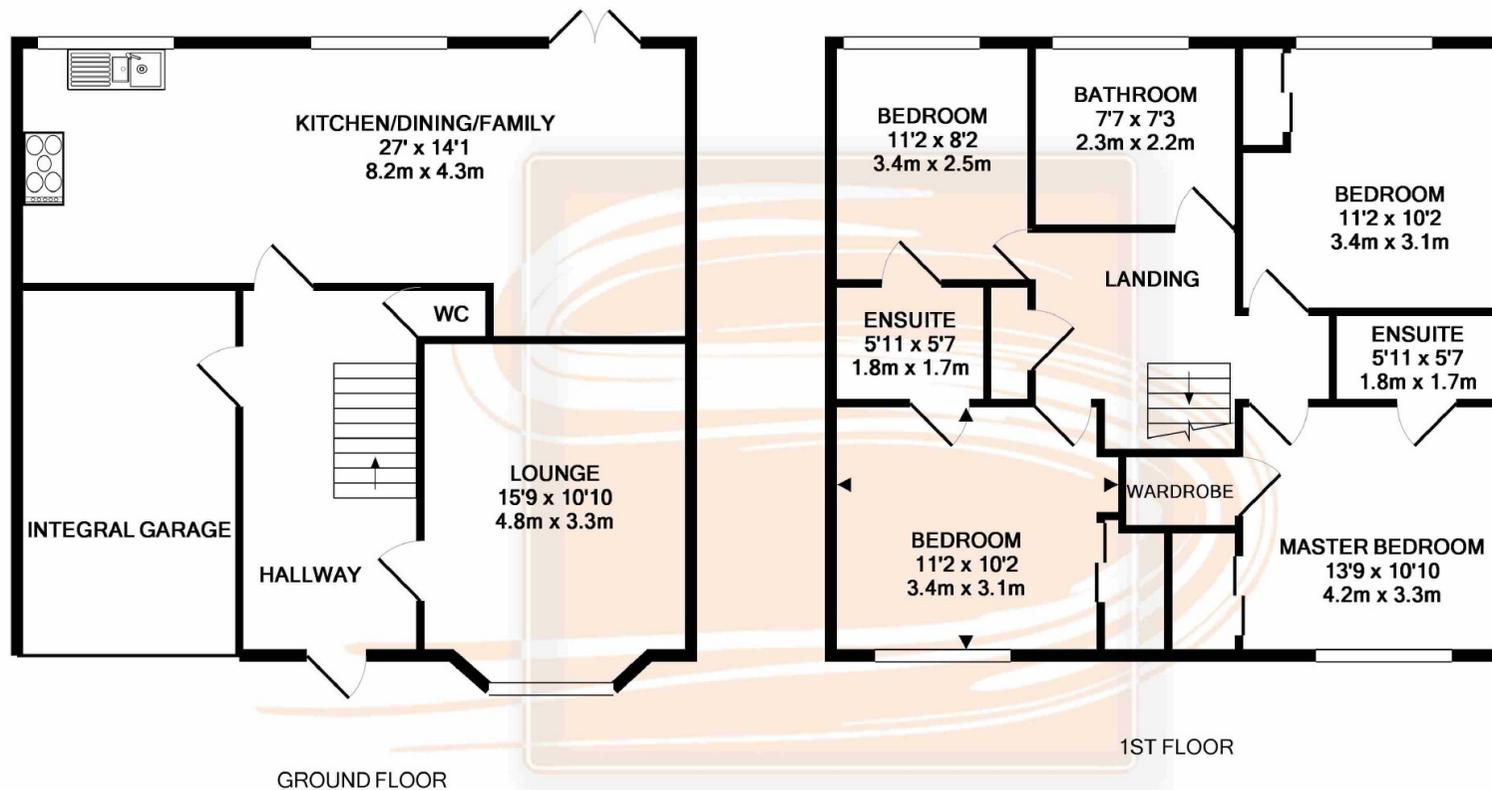
Bo'ness town centre is a short walk away, providing a range of independent shops and restaurants. Supermarket shopping facilities available in Bo'ness include Tesco and Lidl, while Sainsbury's and Aldi are located in nearby Linlithgow Bridge. The nearby Bo'ness Recreation Centre boasts a 25m swimming pool, a well-equipped gym and a wide choice of sports and fitness activities.

The close vicinity to motorways offers fast access to Edinburgh Airport and city centre, Glasgow via the M8, Stirling and the Forth crossings to the north, as well as links to major retail parks such as Livingston Designer Outlet and The Gyle. Linlithgow railway station, on the Edinburgh to Glasgow line, is two and a half miles away and bus routes between Bo'ness and Linlithgow run adjacent to the development. There are also express bus services between Bo'ness and Edinburgh.

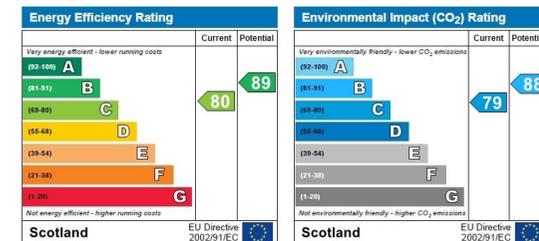


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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