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S.S.C.



20a Craigfoot Terrace, Bo'ness

Offers Over £67,500

- Spacious Maisonette Flat
- 1 Double Bedroom
- Modern Kitchen Diner
- Good Sized Lounge
- High Ceilings
- Fresh Decor
- Newly Laid Carpets
- Great First Time Buy



20a Craigfoot Terrace, Bo'ness

Description

Presented to the market in walk in condition is this spacious Maisonette situated in a popular area of Bo'ness. This property has recently been refurbished to a very good standard and will suit the first time buyer and the buy to let investor. The high ceilings of this property are a lovely feature and the fresh neutral decor makes it light and airy. The property has, double glazing, recently laid carpets, good storage and recently installed gas central heating

Accommodation

The accommodation is arranged over two levels. The lower level has a welcoming hallway, a generously proportioned lounge, a modern fitted dining kitchen that has ample storage cupboards, complementary work tops, gas hob and electric oven.

The upper level has a double bedroom to the rear with a Dormer style window. The bathroom has a shower above the bath.

Outside

Externally to the rear is a communal garden primarily laid to lawn. Parking is on street.

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

5.13m x 4.30m (16'10" x 14'1")

Kitchen Diner

4.77m x 3.70 (15'8" x 12'2")

3.70m is the widest measurement in the Kitchen

Bedroom

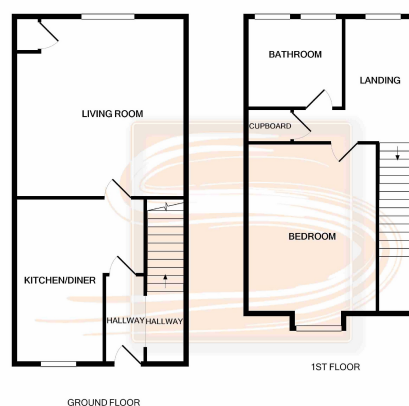
4.00m x 3.57m (13'1" x 11'9")

Bathroom

2.18m x 2.32m (7'2" x 7'7")

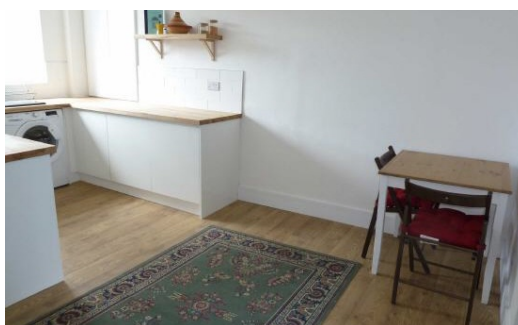
Contact Us

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



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(32-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		61	78
			79
			55
Scotland	EU Directive 2002/91/EC		Scotland



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