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94 Mingle Place, Bo'ness

Offers Over £95,000

- Mid Terrace Family Home
- 2 Double Bedrooms
- Lounge Diner
- Spacious kitchen
- Modern Shower Room
- Walk in Condition
- Good Storage Space
- Viewing Essential



94 Mingle Place, Bo'ness

Description

94 Mingle Place, Bo'ness is situated in a popular residential location and will suit a variety of buyers. This mid terraced family home is presented to the market in walk in condition and has gas central heating, double glazing, fresh decor and good storage. Viewing is essential to fully appreciate what the property has to offer.

Accommodation

The spacious accommodation is arranged over two levels with the lower level comprising an open plan lounge diner with french door giving access to the rear garden. The lounge has a wall mounted modern electric fire as the focal point. The spacious fitted kitchen has ample base and wall units, complementary work tops, electric hob and oven, and the integrated washing machine. The walk in cupboard to the front provides excellent storage. The upper level houses two double bedrooms and a modern and stylish shower room. There are two storage cupboards on the landing.

Outside

The garden to the rear is enclosed and has an area laid to artificial grass, raised decking and slabbed areas. The garden to the front has been chipped. Parking is on street.

Lounge Diner

6.36m x 4.04m (20'10" x 13'3")

Kitchen

2.87m x 2.65m (9'5" x 8'8")

Bedroom 1

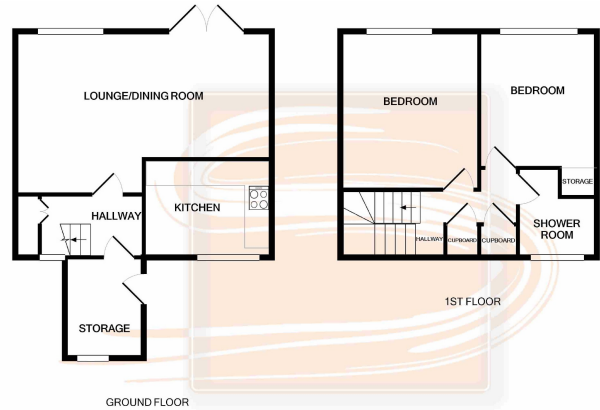
4.04m x 3.29m (13'3" x 10'10")

Bedroom 2

3.47m x 2.94m (11'5" x 9'8")

Shower Room

2.46m x 1.95m (8'1" x 6'5")



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 Metropac (c)200.

| 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 | | | |
| | | 67 | 83 |

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 | | | |
| | | 65 | 83 |

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If you have a property to sell then why not take advantage of our FREE VALUATION service - contact us for a no obligation appraisal of your property.



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