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solicitors & estate agents



## 2 Hillside Grove, Bo'ness

Offers Over £95,000

- Ground Floor Flat
- 2 Bedrooms
- Lounge Diner
- Fitted Kitchen
- Communal Garden
- Gas Central Heating
- Secure Entry System
- Early Viewing Advised



# 2 Hillside Grove, Bo'ness

## Description

2 Hillside Grove is a ground floor flat situated in a popular residential estate on the outskirts of Bo'ness. This flat is in move in condition and will suit the first time buyer, a retiree and the less mobile. It benefits from gas central heating, double glazing, secure entry system and a communal garden. We expect this property will be very popular so early viewing is advised.

## Accommodation

The accommodation is arranged over the ground floor and features a spacious light and airy lounge diner. The fitted kitchen is just off the lounge and has wall and base units, contrasting work tops, four ring gas hob, electric oven, fridge freezer and washing machine. There are two bedrooms with bedroom one having built in wardrobes. The bathroom has a shower above the bath.

## Outside

Externally to the rear is a communal garden primarily laid to lawn. There is a dedicated parking spot for the property plus ample parking for visitors.

## 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 Diner

5.46m x 5.26m (17'11" x 17'3")

## Kitchen

2.45m x 2.18m (8'0" x 7'2")

## Bedroom 1

2.70m x 3.18m (8'10" x 10'5")

## Bedroom 2

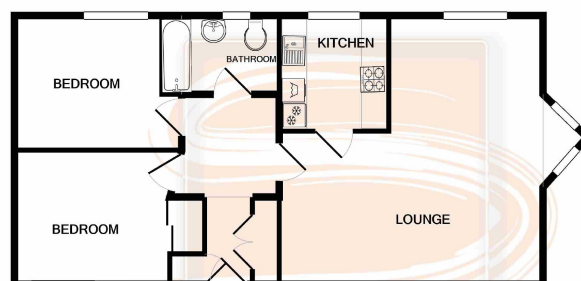
3.09m x 2.69m (10'2" x 8'10")

## Bathroom

1.78m x 1.96m (5'10" x 6'5")

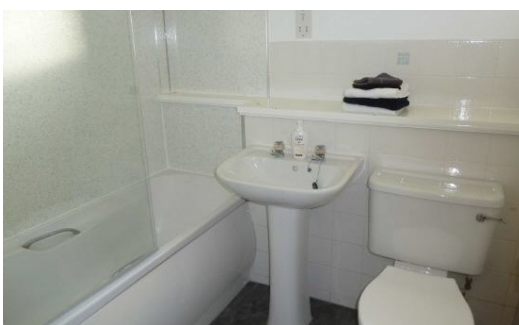
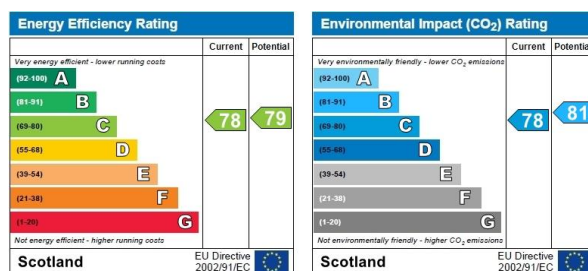
## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



TOTAL APPROX. FLOOR AREA 580 SQ.FT. (53.9 SQ.M.)

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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