

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

EH51 0EA

T: 01506 826232

E: property@sneddons.com

W: www.sneddons.com



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solicitors & estate agents **S.S.C.**



24 South Philpingstone Lane, Bo'ness

Offers Over £145,000

- Semi Detached Family Home
- 3 Double Bedrooms
- Dining Room / Fourth Bedroom
- Fitted Kitchen
- Sought After Locale
- Great Potential
- Good Sized Gardens
- Early Viewing Advised



24 South Philpingstone Lane, Bo'ness

Description

Situated in a popular residential area within the town of Bo'ness, this spacious semi detached family home is in move in condition but would benefit from some internal cosmetic upgrading to realise its true potential. It further benefits from gas central heating, double glazing and good storage. This property will suit a variety of buyers so early viewing is advised.

Accommodation

The generously proportioned accommodation is arranged over two levels with the ground floor having a reception hallway, a light and airy lounge, a dining room that could be utilised as a fourth double bedroom and a fitted kitchen that has ample storage units, complementary work tops, gas hob and electric oven.

The upper level houses three double bedrooms, bedroom one has fitted wardrobes, The bathroom has a shower above the bath

Outside

The good sized gardens to the front and rear are 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

4.56m x 3.94m (15'0" x 12'11")

Kitchen

3.59m x 3.63m (11'9" x 11'11")

Bedroom Four/Dining Room,
3.03m x 3.96m (9'11" x 13'0")

Bedroom 1
4.06m x 3.67m (13'4" x 12'0")

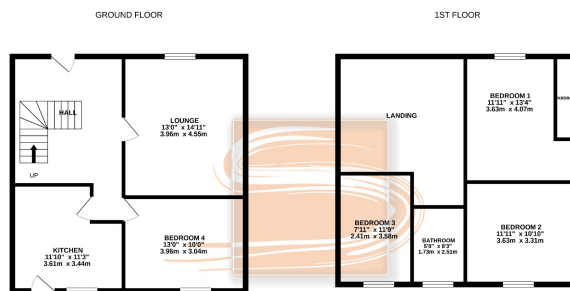
Bedroom 2
3.58m x 3.34m (11'9" x 10'11")

Bedroom 3
3.50m x 2.42m (11'6" x 7'11")

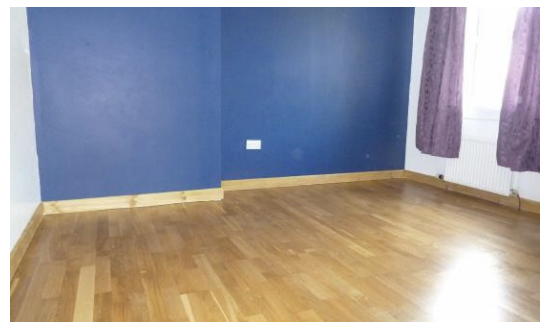
Bathroom
2.56m x 1.71m (8'5" x 5'7")

Contact Us

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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are approximate. Users are advised to verify dimensions and measurements on site. The plan is for information only and should not be relied upon for legal purposes. The plan is for information only and should not be relied upon for legal purposes. The plan is for information only and should not be relied upon for legal purposes. The plan is for information only and should not be relied upon for legal purposes.



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