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



## 33a Philpingstone Road, Bo'ness

Offers Over £80,000

- Spacious Upper Flat
- 1 Double Bedroom
- Walk in Condition
- Modern Fitted kitchen
- Stylish Bathroom
- Sought After Locale
- Great First Time Buy
- Viewing Advised





# 33a Philpingstone Road, Bo'ness

## Description

Presented to the market in beautiful condition is this spacious upper flat, situated in a popular and sought after locale within the town of Bo'ness. . This is an excellent opportunity for the first time buyer to take their first steps onto the property ladder. This lovely flat further benefits from gas central heating, double glazing and fresh decor.

## Accommodation

The property includes reception hallway, a spacious and naturally light lounge that has a featured fire place as the focal point. The modern fitted kitchen has ample base and wall units, complementary work tops, breakfasting bar, gas hob and electric oven. The fridge freezer and dishwasher are integrated. The modern and stylish bathroom has a shower above the bath. The double bedroom completes the property.

## Outside

Externally to the rear is a good sized communal garden that is 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

4.48m x 3.90m (14'8" x 12'10")

## Kitchen

3.74m x 2.17m (12'3" x 7'1")

## Bathroom

2.72m x 1.77 (8'11" x 5'10")

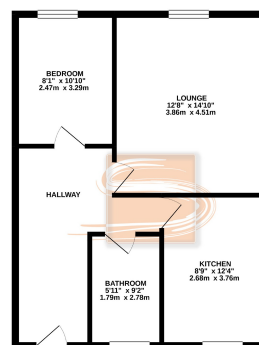
## Bedroom

3.27m x 2.45m (10'9" x 8'0")

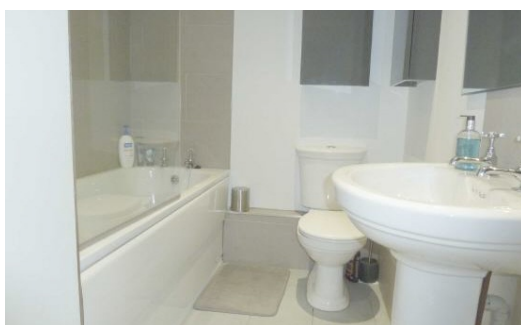
## Contact Us

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

GROUND FLOOR



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