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80 Philpingstone Road

, Bo'ness, EH51 9JL

Offers over £79,995



Spacious Ground Floor Flat situated in a popular residential area within the town of Bo'ness. This is a great opportunity for a first time buyer to get onto the property market but will also make an excellent buy to let. The property has gas central heating and double glazing.



Description

80 Philipstone Road, Bo'ness is a spacious ground floor flat which would benefit from some internal cosmetic upgrading. The property will suit a variety of buyers including the first-time buyer, a buy to let investor, a retiree or someone less mobile. It further benefits from gas central heating, double glazing and good storage.

The accommodation is arranged over one level and includes a storm porch, reception hallway, a good-sized kitchen, a spacious lounge, two double bedrooms and a family bathroom.

Viewing is essential to appreciate the size and potential that this property has to offer.

Outside

To the rear of the property is a communal drying green, the garden to the front is primarily laid to lawn.

Parking is on street.

Bo'ness

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 14'7" x 12'9" (4.45m x 3.90m)

Kitchen 10'9" x 10'2" (3.30m x 3.12m)

Bedroom 1 10'9" x 12'1" (3.30m x 3.70m)

Bedroom 2 10'0" x 10'9" (3.05m x 3.30m)

Bathroom 7'1" x 4'11" (2.17m x 1.50m)

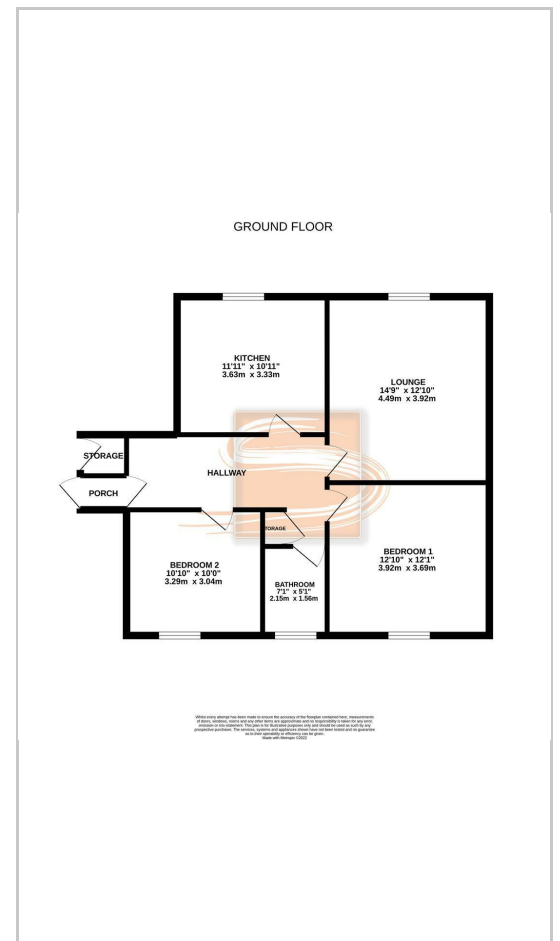
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

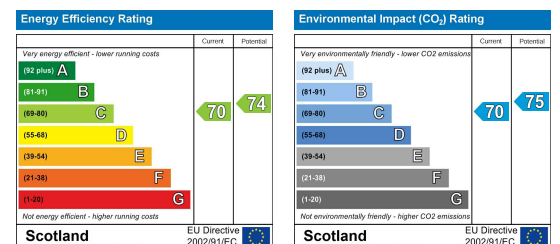
Area Map



Floor Plans



Energy Efficiency Graph



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