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**30 Baptie Place**  
, Bo'ness, EH51 0NN

**Offers over £145,000**

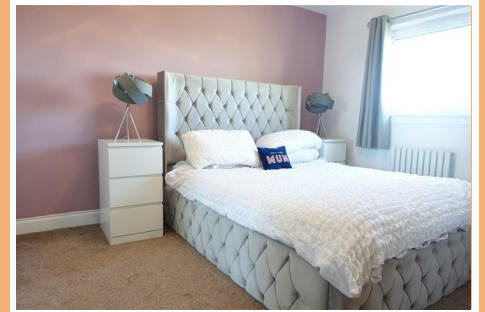




# 30 Baptie Place

, Bo'ness, EH51 0NN

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## Description

30 Baptie Place, Bo'ness is a spacious end terraced family home, presented to the market in walk-in condition. This lovely property will suit a number of buyers including the first time and second time buyers and also someone looking to downsize. Internal viewing is essential to fully appreciate the space and quality that this property has to offer. It further benefits from gas central heating, double glazing, good storage and fresh decor.

## Accommodation

The accommodation is arranged over two levels and includes on the ground floor a reception hallway with storage under the stairs. The modern and stylish fitted kitchen has ample wall and base units, complementary work tops, breakfast bar, built in storage cupboard, gas hob and electric oven. The fridge and freezer are integrated. The lounge is naturally light and airy and has French doors and a UPVC door giving access to the rear garden.

The upper level houses three good sized bedrooms and the modern shower room.

## Outside

There is a good sized enclosed garden to the rear which has a paved patio area, timber decking and an area laid to grass. There is also a low maintenance garden to the front. There is ample parking for residents and visitors.

## 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

13'1" m x 16'6" (4.00 m x 5.03)

## Breakfasting Kitchen

14'1" x 9'10" (4.30m x 3.00m)

## Bedroom 1

13'11" x 9'8" (4.25m x 2.95m)

## Bedroom 2

13'11" x 8'6" (4.25m x 2.6m)

## Bedroom 3

9'10" x 7'8" (3.00m x 2.35m)

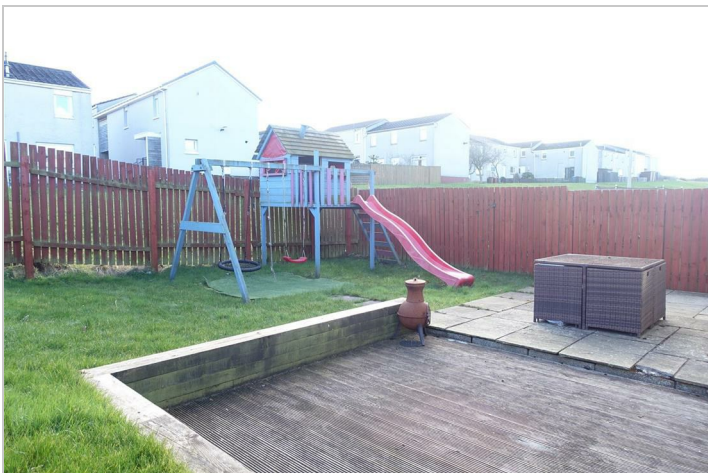
## Shower Room

7'6" x 6'5" (2.3m x 1.96m)

## Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).

Tel: 01501 733200



Road Map



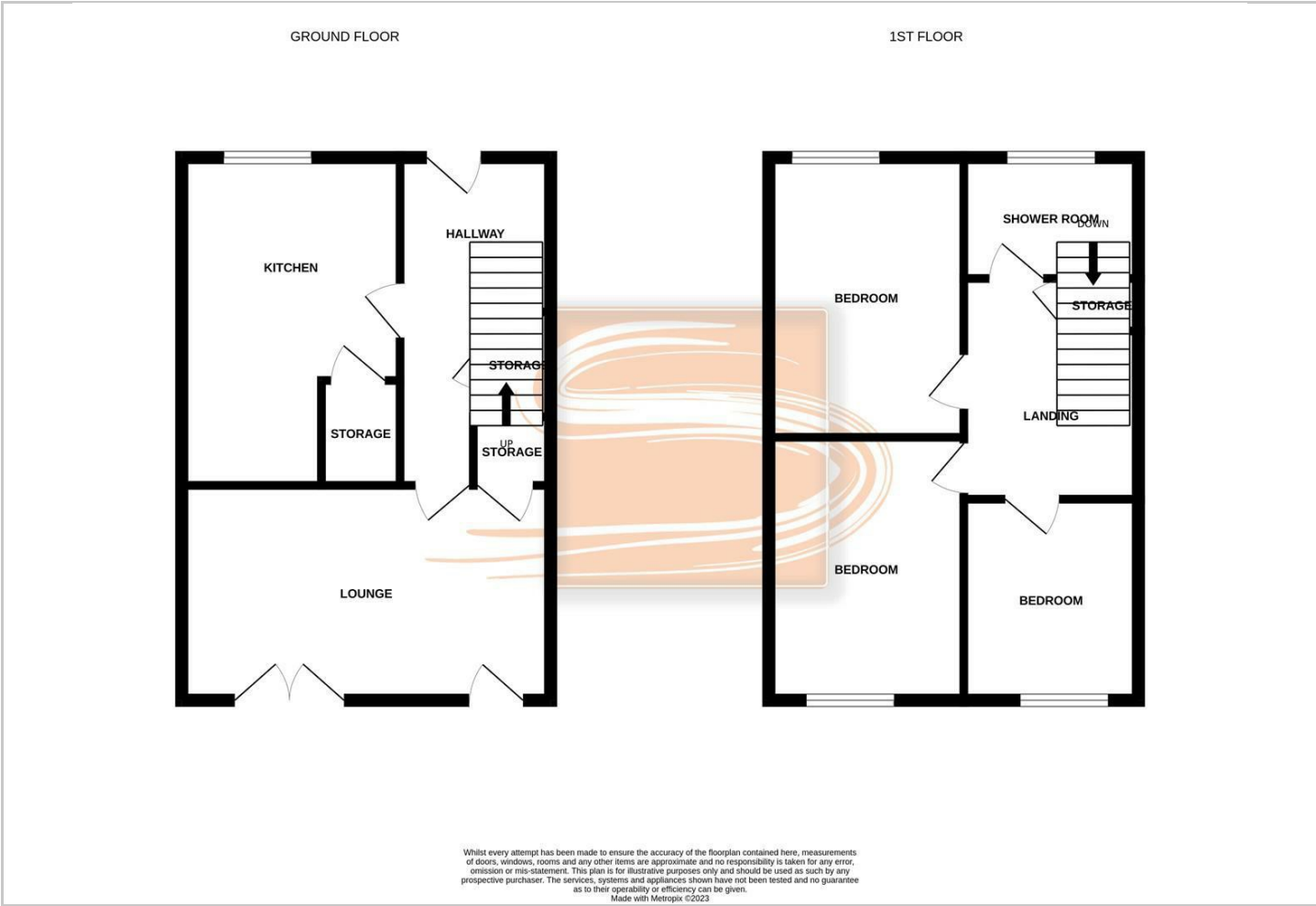
Hybrid Map



Terrain Map



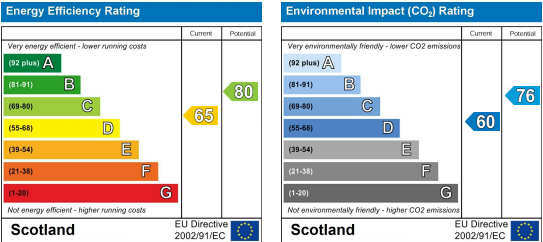
Floor Plan



Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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