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**41 Panbrae Road**  
, Bo'ness, EH51 0EN

**Offers over £285,000**





# 41 Panbrae Road

, Bo'ness, EH51 0EN

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## Description

This is a rare opportunity to own a lovely stone built semi detached villa in a desirable location with stunning views of the Forth Estuary and beyond. This charming property offers spacious and flexible accommodation over one and a half levels, with one bedroom, and a bathroom on the ground floor, making it ideal for those who need easy access. The lounge and dining room, which could also be used as a fourth bedroom, are situated at the front of the house, where you can enjoy the scenic views from the large windows. The kitchen diner is well equipped with ample storage, complimentary work tops and has plenty of space for family meals. The upper level has two more double bedrooms, both with beautiful views of the river. The property benefits from gas central heating and double glazing throughout, ensuring a comfortable and cosy living environment. The rear garden is enclosed and low maintenance, with a lawn, patio and chipped areas. This is a perfect property for anyone looking for a characterful home in a peaceful and scenic location.

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

13'2" x 12'2" (4.02 x 3.73)

## Kitchen Diner

21'0" x 11'4" (6.42 x 3.46)

## Dining Room/4Th Bedroom

12'9" x 11'6" (3.9 x 3.51)

## Bedroom 1

13'5" x 11'3" (4.1 x 3.43)

## Bedroom 2

12'0" x 10'10" (3.66 x 3.31)

## Bedroom 3

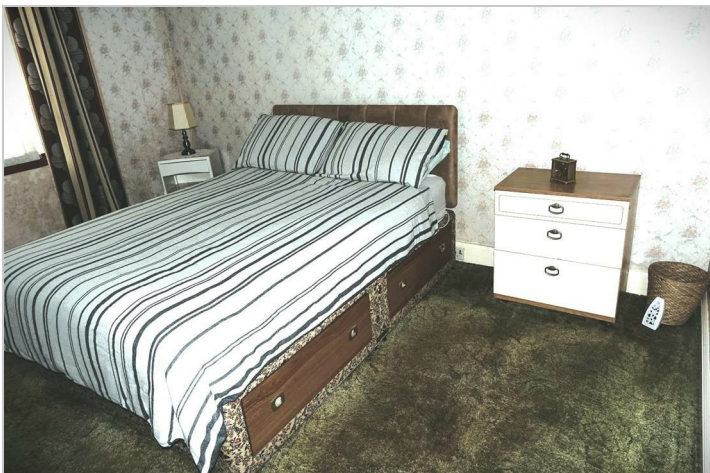
10'5" x 10'9" (3.2 x 3.3)

## Bathroom

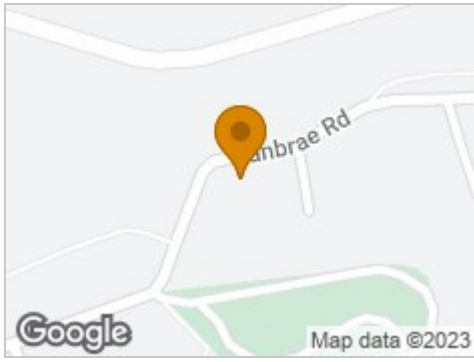
9'6" x 5'11" (2.9 x 1.82)

## Contact Us

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



## Road Map



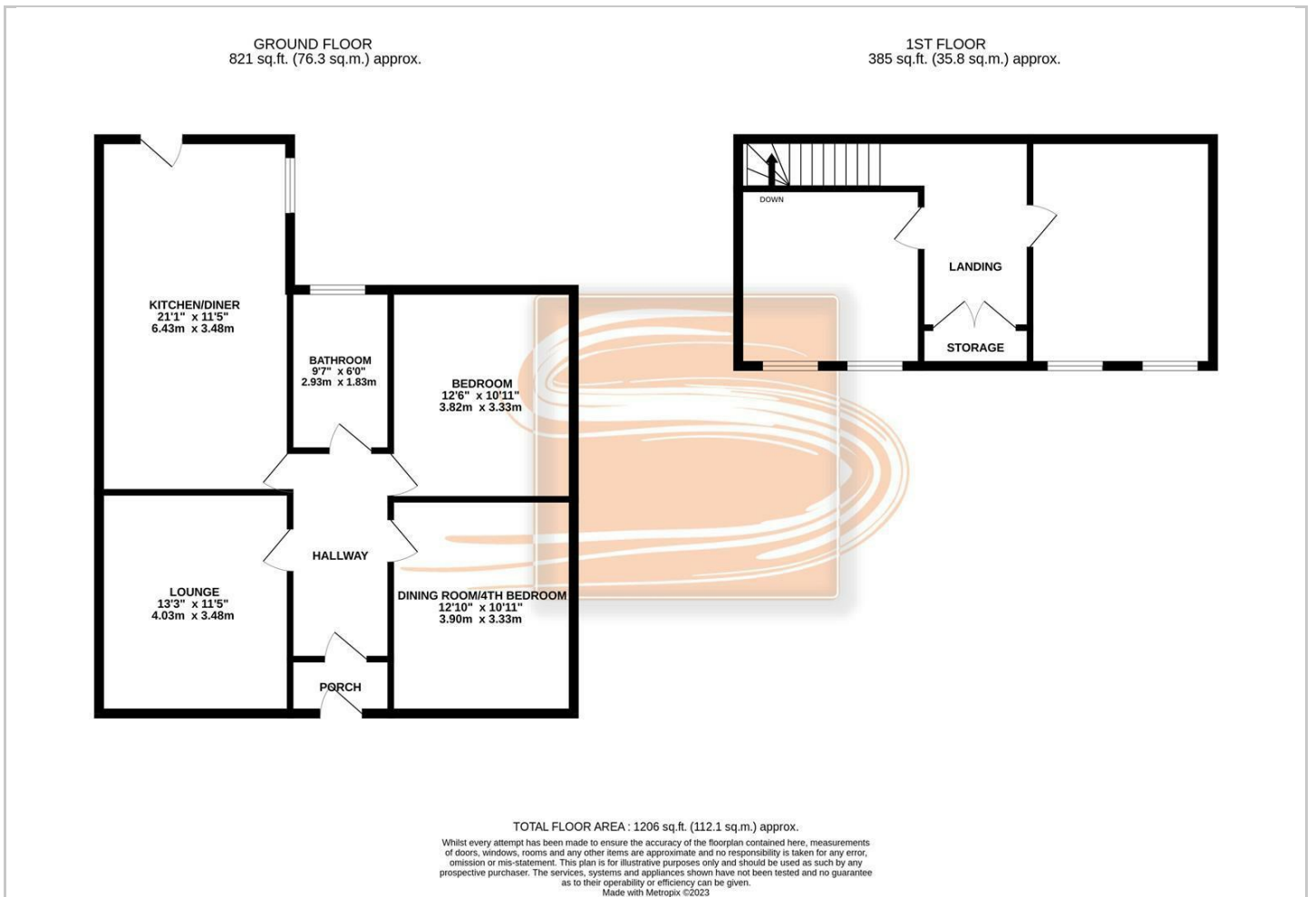
## Hybrid Map



## Terrain Map



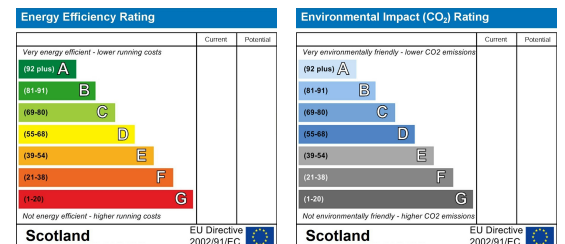
## Floor Plan



## 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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