



**sneddons**  
solicitors & estate agents



## 66 Jamieson Avenue

, Bo'ness, EH51 0JU

**Offers over £145,000**



Spacious 3 Bedroom semi detached family home. This property is presented to the market in move in condition but also has great potential. Early viewing is advised



## Description

\*A semi-detached family home with stunning views\*

Welcome to 66 Jamieson Avenue, a spacious three-bedroom property that is presented to the market in move-in condition and boasts a prime location in a quiet cul de sac, close to local amenities and schools.

As you enter the property, you are greeted by a bright and spacious reception hallway with ample storage space under the stairs. The lounge is a cosy and inviting room, where you can relax and enjoy the panoramic views of the Forth Estuary and the Ochils. The kitchen is well-equipped with plenty of storage units, complimentary work tops and a washing machine. A handy vestibule with a built-in cupboard leads to the rear garden, which is a lovely outdoor space for entertaining or gardening. The bathroom has a shower over the bath.

Upstairs, you will find three generous double bedrooms, all with built-in cupboards for extra convenience. The master bedroom has a stunning view of the water and the hills, creating a serene and peaceful atmosphere. The other two bedrooms are equally spacious and bright, ideal for children or guests.

This property benefits from gas central heating, double glazing, fresh decor and good storage.

## Outside

The gardens to the side and rear are enclosed and primarily laid to lawn making it a safe place for young children. The front garden with the relevant planning consents has the potential to create off street parking.

## 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 12'6" x 14'1" (3.82 x 4.3)

Kitchen 9'4" x 10'8" (2.87 x 3.26)

Rear Vestibule 5'2" x 0'0", 3'14'11" (1.6 x 0,96)

Bedroom 1 10'7" x 14'0" (3.25 x 4.29)

Bedroom 2 11'5" x 10'0" (3.5 x 3.06)

Bedroom 3 8'2" x 10'9" (2.5 x 3.3)

Bathroom 3'10" x 6'9" (1.17 x 2.06)

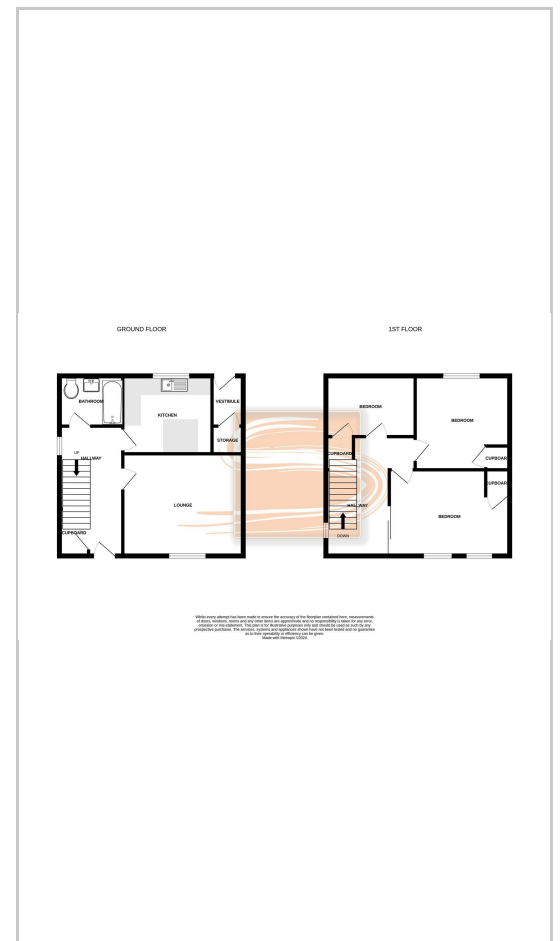
## Contact Us

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

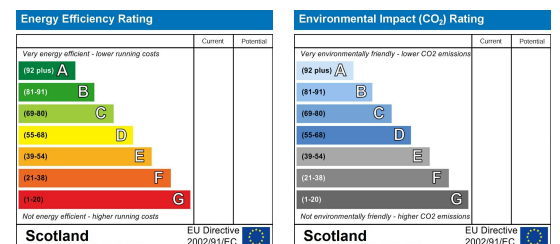
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

47/49 West Main Street, Armadale, West Lothian, EH48 3PZ

Tel: 01501 733200 Email: [property@sneddons.com](mailto:property@sneddons.com) [www.sneddons.com](http://www.sneddons.com)