



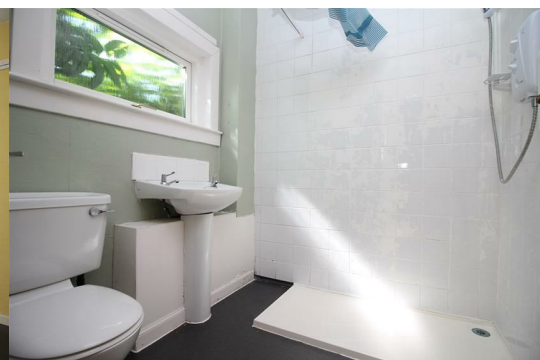
## 41 Philpingstone Road

Bo'ness, EH51 9JL

Offers over £108,000



Providing great potential for a family looking to establish their first time home, this good sized 3 bedroom end-terraced property in Bo'ness is presented to the market with the convenience of no onward chain. Set within a popular residential area of the town, the property is a good option for those looking to base themselves for commuting throughout the central belt, with handy nearby road links offering good transport to Stirling and Edinburgh. The town boasts schooling for all ages alongside a handy selection of shops and services, perfectly assisting for daily needs.



Description

Now requiring a degree of cosmetic upgrading throughout, the property allows the opportunity for a buyer to lay down their own mark and create a home that suits their individual taste and needs. Three good sized bedrooms include 2 similarly sized doubles alongside a smaller single room, ideally suited as a nursery or study for those working from home. The sizeable living room is a space to relax and unwind, whilst the kitchen and shower room provide scope to modernise and adapt as required. Gas central heating and double glazing are further key features, whilst the property enjoys enclosed gardens to both the front and rear that can offer good potential to landscape for enjoying the sunny weather.

Location

Bo'ness is an expanding town with all necessary amenities, including primary and secondary schools within walking distance. Local attractions include the Bo'ness & Kinneil Railway, Kinneil House, the Hippodrome Art Deco Cinema, and the historic Antonine Wall. For commuters, the town offers excellent transport links, with major roads providing easy access to surrounding areas. Nearby Linlithgow further enhances the offering with additional shopping, recreational facilities, and a train station with regular services to Edinburgh, Glasgow, and beyond.

Entrance Hallway 10'4" x 5'4" (3.16m x 1.64m)

Living Room 17'7" x 11'8" (5.38m x 3.58m)

Kitchen 10'8" x 10'6" (3.27m x 3.22m)

Shower Room 6'2" x 5'11" (1.88m x 1.81m)

Upper Hallway 14'6" x 5'11" (4.43m x 1.82m)

Bedroom 1 11'4" x 11'3" (3.47m x 3.45m)

Bedroom 2 11'4" x 11'3" (3.47m x 3.45m)

Bedroom 3 9'11" x 8'1" (3.04m x 2.47m)

Key Info

Home Report Valuation: £110,000

Total Floor Area: 84m2 (905 ft2)

Parking: On-Street

Heating System: Gas

Council Tax: B - £1693.35 per year

EPC: D

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

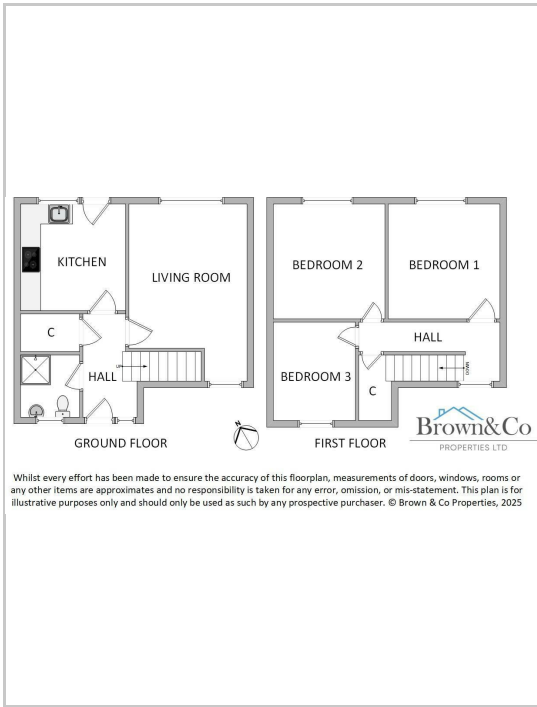
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Area Map



Floor Plans



Energy Efficiency Graph

