



Deans Properties

Deans Solicitors and Estate Agents LLP



26 Liddle Drive
Bo'ness, EH51 OPB



UPPER FLAT

- Lounge
- Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Communal Garden Grounds
- Residents Parking
- EPC Band – C



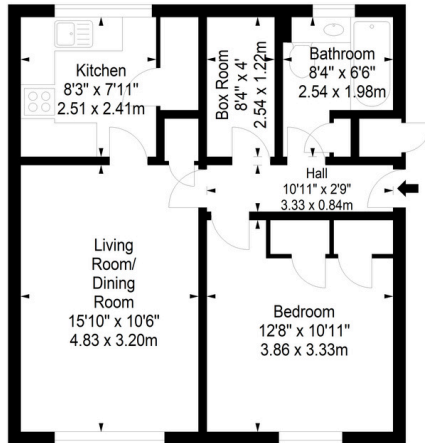
Forming part of a quiet cul-de-sac setting, this light and airy upper flat is situated within the small popular town of Bo'ness. The property is within easy reach of local day to day amenities with further specialised shopping available in Linlithgow which is a short drive away. The accommodation would make an ideal first purchase/buy to let investment and comprises; welcoming entrance hall with storage, bright and well-proportioned lounge, modern fitted kitchen with appliances, good sized double bedroom with built-in storage and bathroom with white suite. There is a communal garden to the rear of the property with residents parking available to the front. The property benefits from gas central heating and double glazing. All appliances included are sold as seen with no warranty provided.



Liddle Drive,
Bo'ness,
Stirlingshire, EH51 0PB



Approx. Gross Internal Area
540 Sq Ft - 50.17 Sq M
For identification only. Not to scale.
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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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