



24 Lothian Street
Bo'ness, EH51 9BP

deans 
Solicitors & Estate Agents LLP

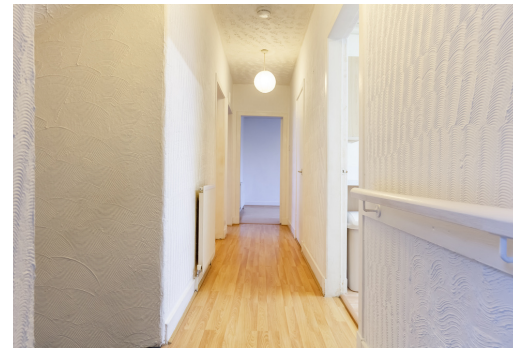


UPPER VILLA

- Living Room
- Dining Kitchen
- Two Double Bedrooms
- Bathroom
- Driveway & Private Garden
- Double Glazing & GCH
- EPC Rating – C



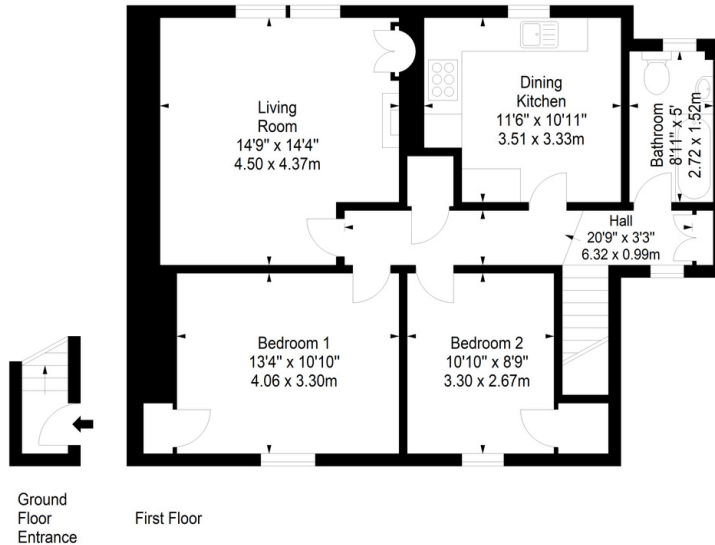
This well-presented upper villa is situated the charming and popular town of Bo'ness. It offers convenient access to everyday local amenities, with a wider range of specialist shops available in nearby Linlithgow, just a short drive away. The accommodation comprises; a welcoming hallway, spacious living room, separate kitchen/dining room, two generously sized double bedrooms, and a bathroom with a shower over the bath. Externally, the property benefits from a driveway leading to a private garden, as well as double glazing and gas central heating. Included in the sale are fitted carpets and floor coverings, curtains, and the oven and hob.



**Lothian Street,
Bo'ness,
Stirlingshire, EH51 9BP**



Approx. Gross Internal Area
788 Sq Ft - 73.21 Sq M
For identification only. Not to scale.
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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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