



34 Linlithgow Road,
Bo'ness EH51 0DN
Offers Over £185,000

Caesar & Howie
Solicitors & Estate Agents



34 Linlithgow Road

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This is a superb and rare opportunity to purchase a deceptively spacious traditional sandstone terraced villa, located in a prime and sought after area. It benefits from many original features, well proportioned rooms, upgraded kitchen and bathroom, is tastefully decorated and also benefits large floored attic. Attractive enclosed garden and easy access to adjacent Douglas Park. Ideally placed for local schools, amenities, town centre and recreation areas. Early viewing recommended to avoid disappointment.

- Modern kitchen/breakfast room
- Spacious & well presented lounge
- Two excellent double bedrooms
- Well appointed bathroom
- Floored/lined attic
- Utility cupboard/store
- ;Lock up garage at rear
- Enclosed front and rear private gardens
- GCH & DG
- Outlook to parkland
- Council Tax Band C

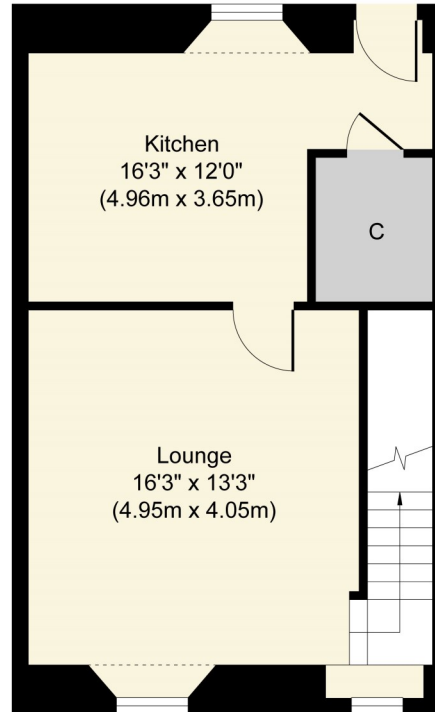


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@[caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)

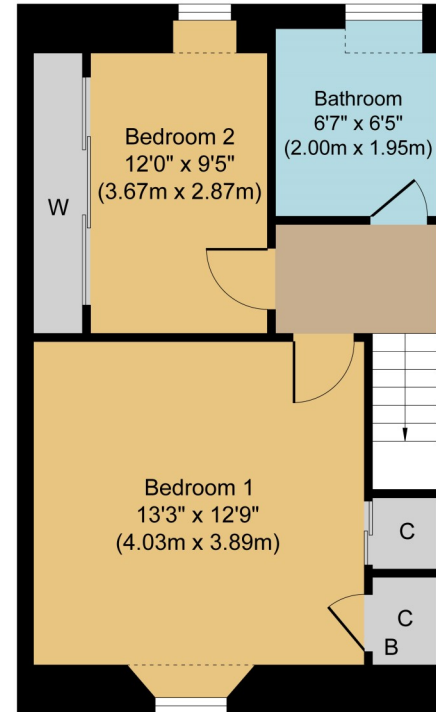
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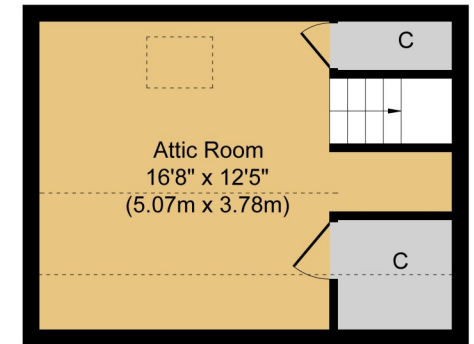
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Ground Floor



First Floor



Attic Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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