

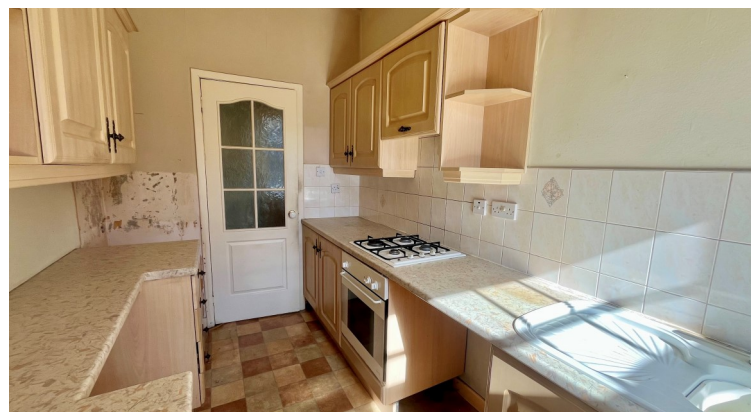


13/2 Wagon Road

Bo'ness EH51 0BW

Offers Over £TBC

Caesar & Howie
Solicitors & Estate Agents



13/2 Waggon Road

Bo'ness EH51 0BW

An excellent home which will suit a variety of buyers is offered from this well proportioned one bedroom upper flat. The property is set within the heart of the popular town of Bo'ness, which is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road links to both Edinburgh and Glasgow make it ideal for the commuter. It further benefits from a handy shower room, ample built in storage and residents parking. Early viewing is highly advised to fully appreciate this property and its position. Early/flexible entry is available with no onward buying chain involved.

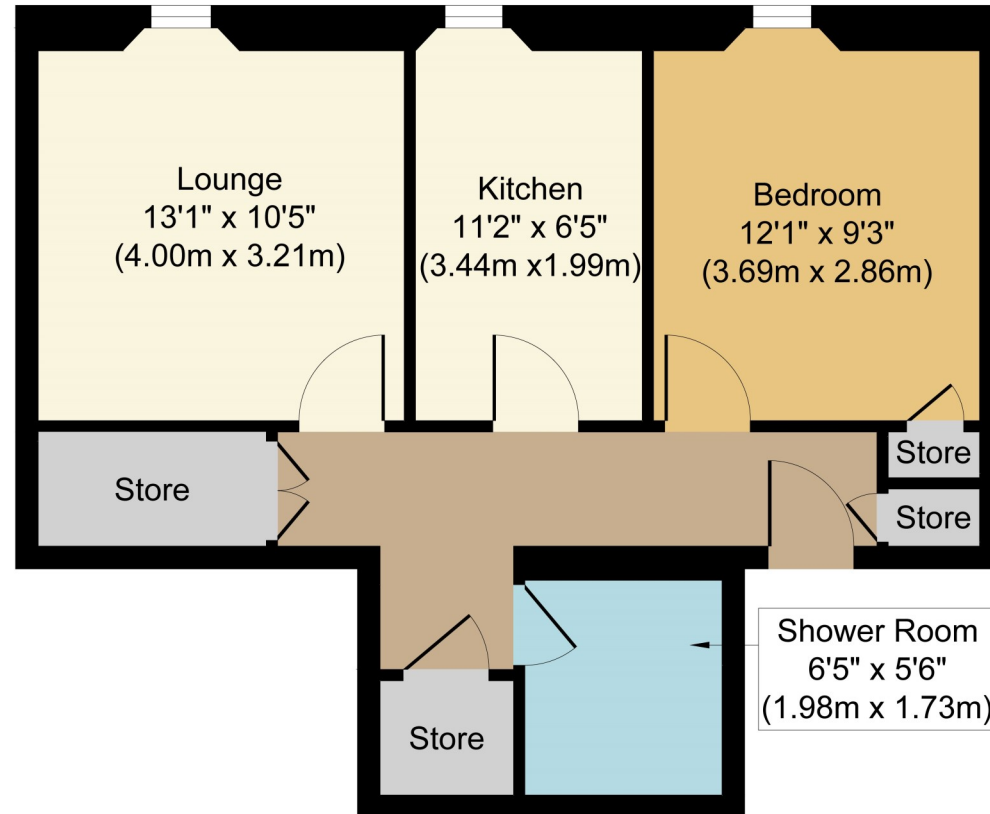
- **Entrance hallway**
- **Lounge**
- **Kitchen**
- **Double Bedroom**
- **Shower room**
- **Residents parking**
- **GCH**
- **Council Tax Band: A**
- **Energy Efficiency Rating: TBC**

Extras: All floor coverings, curtains and light fittings.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email prop@caesar-howie.co.uk



13/2 Waggon Road



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.

Copyright V360 Ltd 2025 | www.houseviz.com