



49 Bomar Avenue
Bo'ness EH51 9PP
Offers Over £90,000

Caesar & Howie
Solicitors & Estate Agents



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An excellent home which will suit a variety of buyers is offered from this immaculately presented two bedroom top floor flat, which enjoys great open views. The property is set within a quite cul-de-sac within the heart of the popular town of Bo'ness. It boasts flexible and well proportioned accommodation throughout, a modern shower room and residents parking is available nearby. It 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. Early viewing is highly recommended to fully appreciate this property and it's position. Early/flexible entry is available with no onward buying chain involved.

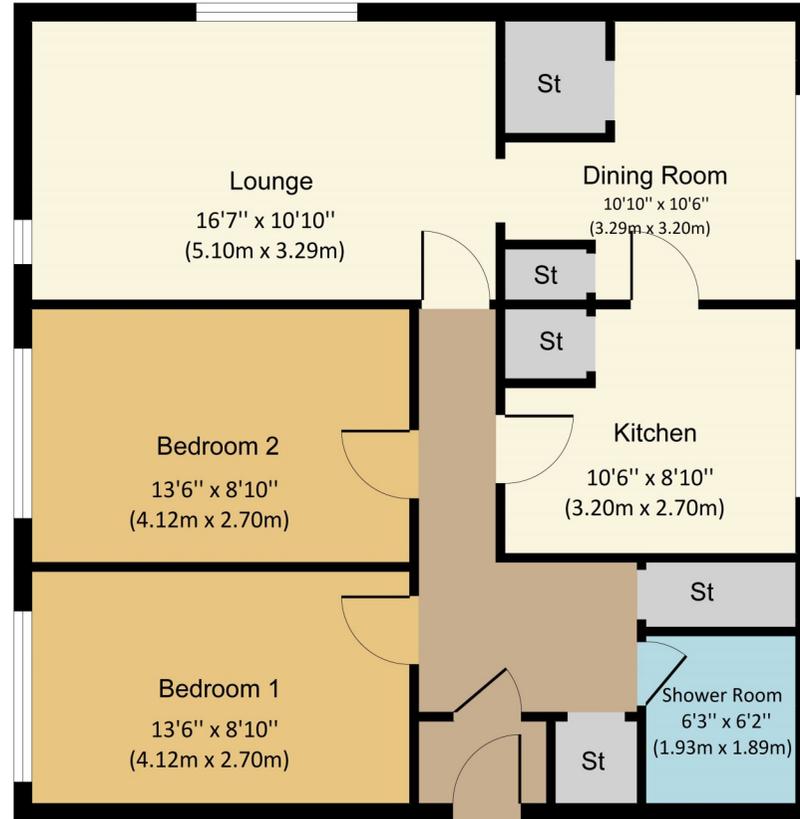
- **Entrance hallway**
- **Spacious dual aspect lounge**
- **Dining room**
- **Kitchen**
- **Two bedrooms**
- **Modern shower room**
- **GCH & DG**
- **Council Tax Band: A**
- **Energy Efficiency Rating: D**

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



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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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