



28 Mingle Place, Bo'ness

Offers Over **£140,000**



28 Mingle Place

Bo'ness

Welcome to 28 Mingle Place. Tucked away in a peaceful cul-de-sac in the heart of Bo'ness, this three-bedroom semi-detached property offers a beautifully presented and well-maintained home, effortlessly combining modern style with everyday practicality, making it an fantastic opportunity for families and first-time buyers alike. With a generous internal layout, modern décor, and a bright, airy feel throughout, this property is ready to move into and enjoy.

Stepping inside, you are immediately welcomed into the spacious and inviting hallway that leads to the impressive open-plan living and dining space. This beautifully designed room is filled with natural light, thanks to the large patio doors that open onto the private rear garden. Light wood flooring, soft neutral tones, and contemporary finishes create a sense of space and elegance, while the well-thought-out layout makes it perfect for both relaxing and entertaining. The dining area is positioned to take full advantage of the garden views, offering a wonderful setting for family meals or social gatherings.

The modern kitchen is a stylish and functional space, designed to cater to everyday living while maintaining a sleek aesthetic. Crisp, contemporary cabinetry in a neutral tone offers ample storage, keeping the space clutter-free and practical. The contrasting worktops provide plenty of preparation space, complemented by a tiled backsplash that adds both texture and an elegant finish. Integrated appliances ensure a streamlined look, while the carefully positioned sink benefits from a window view, allowing natural light to brighten the space.



Upstairs, the home continues to impress with three well-appointed bedrooms, each designed to offer comfort and versatility. The principal bedroom is a tranquil retreat, featuring an elegant upholstered bed, stylish furnishings, and a feature wall with soft metallic-toned wallpaper, adding a touch of luxury. A large window allows natural light to flood in, while wooden blinds and flowing curtains enhance the cosy atmosphere. The second bedroom is equally spacious and neutrally decorated, making it an adaptable space for guests, children, or even a stylish home office. The third bedroom offers further flexibility, ideal as a nursery, study, or dressing room to suit a variety of lifestyles. The family bathroom is finished to a high standard, featuring a sleek white suite with a bath and overhead shower. Modern wet wall for easy maintenance and carefully chosen fixtures create a bright, fresh, and contemporary space, perfect for both relaxation and practicality.

The private East facing rear garden is a standout feature of the home, offering a peaceful outdoor retreat that is perfect for summer barbecues, entertaining guests, or simply unwinding in the fresh air. With direct access from the dining area, it seamlessly extends the living space, making it ideal for modern family life.

Located in the highly desirable town of Bo'ness, 28 Mingle Place benefits from excellent local amenities, including well-regarded schools such as Bo'ness Public School and St. Mary's Primary, as well as easy access to the bustling town centre with its variety of shops, cafés, and restaurants. The beautiful Kinneil Estate and Bo'ness Foreshore offer stunning outdoor spaces for walks and recreation, while excellent transport links provide easy access to nearby Falkirk, Linlithgow, and Edinburgh, making it a fantastic choice for commuters.

Council Tax band: B

Tenure: Freehold

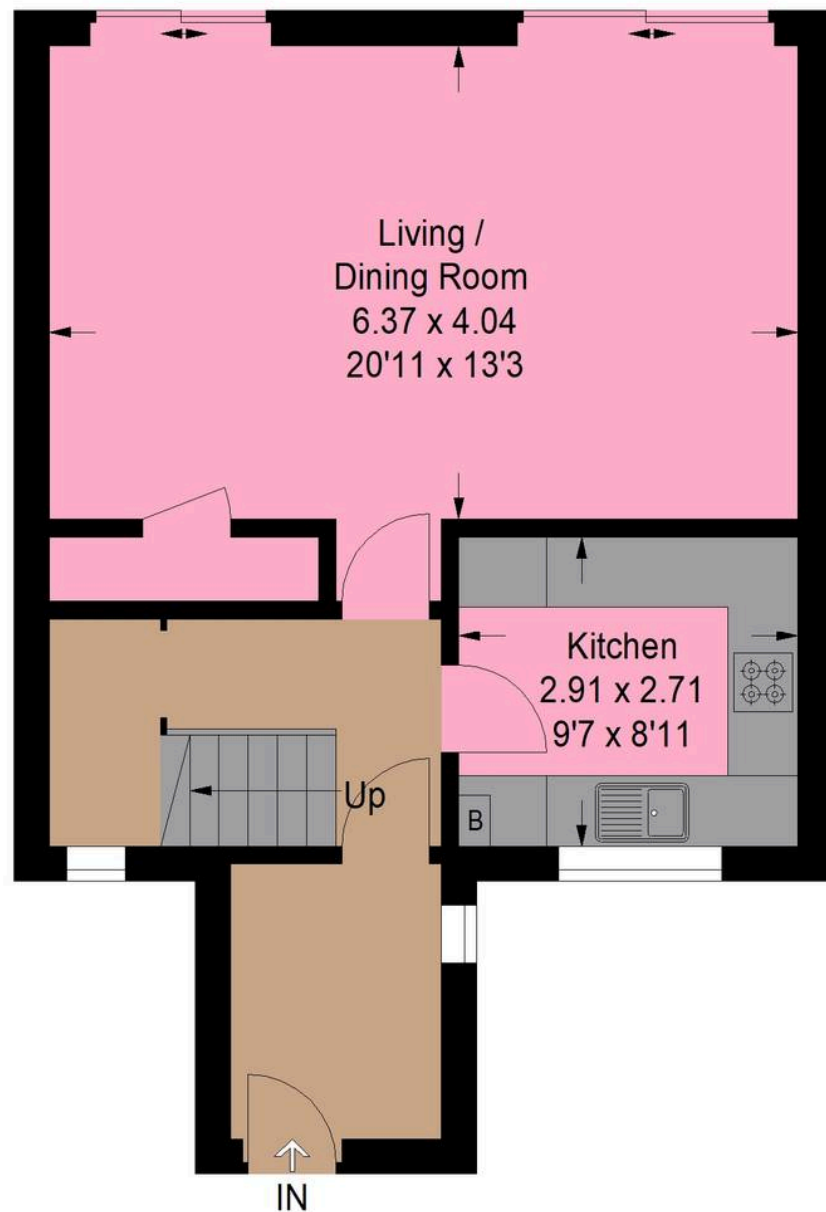
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

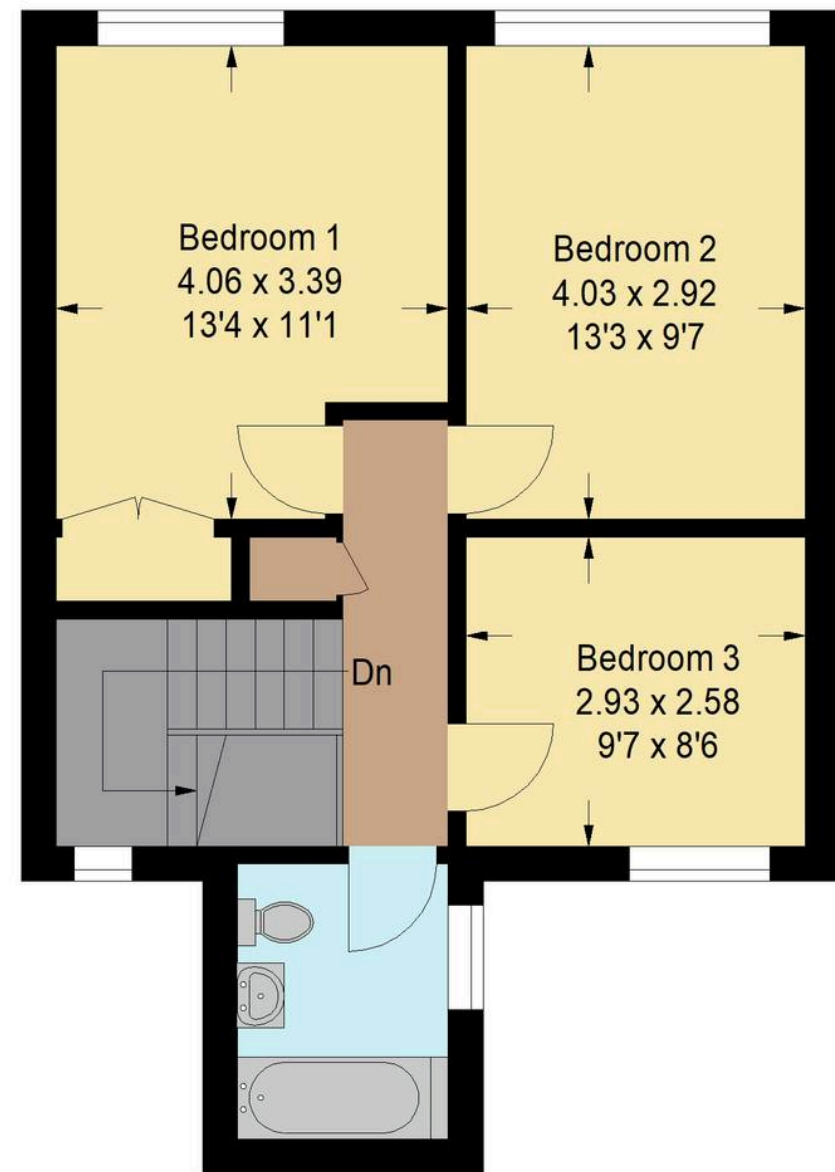




Approximate Gross Internal Area = 97.4 sq m / 1048 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1179940 / Ref:90203)



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