



Solicitors & Estate Agents



Offers Over

£115,000

35 Waggon Road

Bo'ness | West Lothian | EH51 OBW

A rare opportunity has arisen to purchase this two bedroom second floor flat, forming part of a B Listed converted warehouse in the popular town of Bo'ness. Located close to excellent local amenities, transport links and green spaces, the property offers well proportioned accommodation with views over the Forth, and viewing is highly recommended.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Communal drying green
-  Unrestricted on street parking
-  EPC rating – C
-  Council tax band - A



Description

In move in condition, you enter a welcoming hallway with feature pine beams and two storage cupboards, and this leads you to the bright and airy, dual aspect lounge. Across the hall is the country style dining kitchen which has a range of wall and base units with co-ordinated worktops, double Belfast sink, useful pantry/utility cupboard, and views to the Forth. The generous principal bedroom has a built in wardrobe and open views, and the second double bedroom also has a built in wardrobe. Completing the accommodation is the bathroom with a white suite, heated towel rail, feature beam, and overhead rainfall shower. The property also benefits from gas central heating and double glazing.



Extras

Included in the sale will be the 5 ring gas hob and electric double oven, washing machine, fridge/freezer, and integrated dishwasher. Please note the light fittings in the hall will be removed.

Gardens and Parking

There is a communal drying green and unrestricted on street parking. There is a small cupboard in the common hall shared with one other flat.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Bo'ness is a historic coastal town on the southern shore of the Firth of Forth, offering a pleasant setting within easy reach of Edinburgh, Falkirk, and Linlithgow. The town provides a good range of everyday amenities, including supermarkets, local shops, cafés, and leisure facilities such as Bo'ness Recreation Centre. The area is also home to several well-regarded schools and enjoys access to attractive green spaces and coastal walks along the Bo'ness Foreshore. Residents can enjoy local landmarks such as the Bo'ness & Kinneil Railway, the historic Hippodrome Cinema, and the Bo'ness Motor Museum, all contributing to the town's distinctive character. Regular bus links connect to nearby towns and rail services from Linlithgow offer convenient commuting options to Edinburgh, Glasgow, and beyond.





Approx. Gross Internal Floor Area 79 Sq M / 855 Sq Ft.



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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