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Solicitors and Estate Agents

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PENNELTON PLACE
BO'NESS, EH51 0PD



OFFERS OVER £128,000

41

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Ideal for a first time buyer, this end-terraced villa would benefit from some upgrading and enjoys open aspects to the front towards the River Forth.

A uPVC door with glazed panels leads to the hall with a shelved cupboard and space for freestanding furniture.

There is a cloaks/WC with a window to the front.

The well-proportioned living room has a window to the rear garden and ample space for freestanding furniture. The electric fire and canopy are included in the sale.

The spacious kitchen /diner is fitted with a range of base units with stainless steel sink and drainer, co-ordinating work surfaces and tiled to splashback. The white goods include an electric cooker, a fridge, freezer and a washing machine which are included in the sale but not warranted. The table chairs and pine furniture can be included also. Shelved pantry. Window to front with open aspects.

A door at the rear of the hall leads to a flexible space which could be used as a utility or a study area for those working from home. The fuse box, meter and boiler are housed here and there is a door to the rear garden.

A carpeted staircase leads to the upper floor and the remainder of the accommodation. There are 2 cupboards and a hatch to the attic.

Bedroom 1 is to the front with space for freestanding furniture and has a built-in wardrobe. A window offers open aspects towards the River Forth and the Ochil Hills.

Bedroom 2 is to the rear and has space for freestanding furniture and a window offering open aspects to countryside.

Bedroom 3 is also to the rear with a window offering open aspects.

The bathroom completes the accommodation and is fitted with a wash hand basin, WC and bath with overbath shower, curtain and rail. Part tiled with high level window to front.



ACCOMMODATION

Entrance hall
Living room
Fitted dining kitchen
Study / utility
3 bedrooms
Bathroom, cloaks/WC

Gas central heating, double glazing

EXTRAS

All fitted floor coverings, carpets, curtains, blinds, white goods as specified and the bathroom fittings are included in the sale.

GARDEN

There are low maintenance, fully enclosed gardens to the front and rear. The front garden is paved with shrubs. The garden to the rear is laid with red whin chips, slabs and planted with shrubs and bushes. A gate gives access to the rear.





PARKING

On-street parking is available.

SITUATION

Bo'ness is an historical town with a wide range of excellent local amenities including primary and secondary schooling, specialist shops, library, Hippodrome Cinema, Kinneil House and the steam railway. It also has access to the John Muir Way with walks to Blackness and beyond.

The town is ideally situated for commuting with the M9 North and South and the M8 motorway easily accessible. Edinburgh Airport is c 12 miles away (approximately 15 minutes' drive) with a railway link from Linlithgow only a short drive away, offering frequent, direct routes to Glasgow and Edinburgh and the Central Belt.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.
WHAT3WORDS
closer.chats.butternut

OTHER

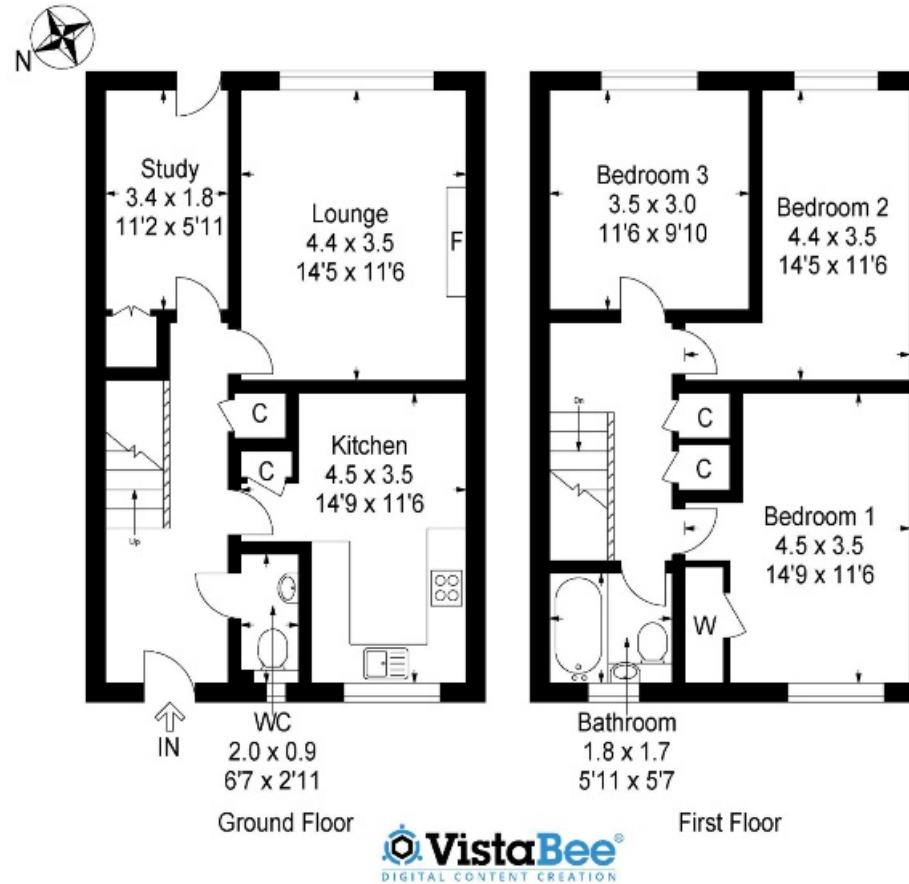
COUNCIL TAX BAND: B

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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We can open doors for you

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