

# Peterkin & Kidd

Solicitors and Estate Agents

## 54

HILLSIDE GROVE  
BO'NESS, EH51 9RN



**OFFERS OVER £135,000**

# 54

## HILLSIDE GROVE BO'NESS, EH51 9RN

Ideal for a first time buyer, this bright, end-terrace villa is situated in The Drum, a popular development on the edge of Bo'ness.

### HALL

The property is accessed via a timber door with central glazed panel. Doors to living room and:

### KITCHEN

Fitted with a range of wall and base units with stainless steel sink and drainer, co-ordinating worksurfaces and tiling to splashback. The gas hob, oven, extractor hood, fridge/freezer and the washing machine are included in the sale but are not warranted. Combi boiler. Window to front.

### LIVING ROOM / DINING ROOM

This bright, well-proportioned room has a door to the rear which leads on to the garden. Ample space for freestanding furniture. Understair cupboard housing fuse box and electricity meter. TV aerial point. Telephone point. Carpeted staircase to upper floor.

### UPPER HALL

Giving access to the remainder of the accommodation. Hatch to attic.

### BEDROOM 1

Brightly situated to the rear of the property with fitted mirror-doored wardrobes with shelving and hanging space. Overstair linen cupboard. Window to rear with open aspects. Space for freestanding furniture. TV aerial point.

### BEDROOM 2

Further bedroom to the front of the property with built-in wardrobe. Window to front.

### BATHROOM

Fitted with a white three-piece suite comprising bath with shower, curtain and rail, wash hand basin and WC. Shaver point. Window to side. The bathroom fittings are included in the sale.

## ACCOMMODATION

Entrance hall  
Living room / dining room  
Fitted kitchen  
2 bedrooms  
Bathroom

Gas central heating, double glazing

## EXTRAS

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

## GARDEN

There are gardens to the front and rear of the property. The front garden is laid with slate chippings. A gate at the side leads to the fully enclosed rear garden which is laid to lawn with garden shed and a gate to the rear giving access to the residents parking.

## PARKING

There is 1 allocated parking space to the rear of the property, and additional on-street parking to the front.





## SITUATION

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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

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By appointment with Property Department, Linlithgow on 01506 840000.

## OTHER

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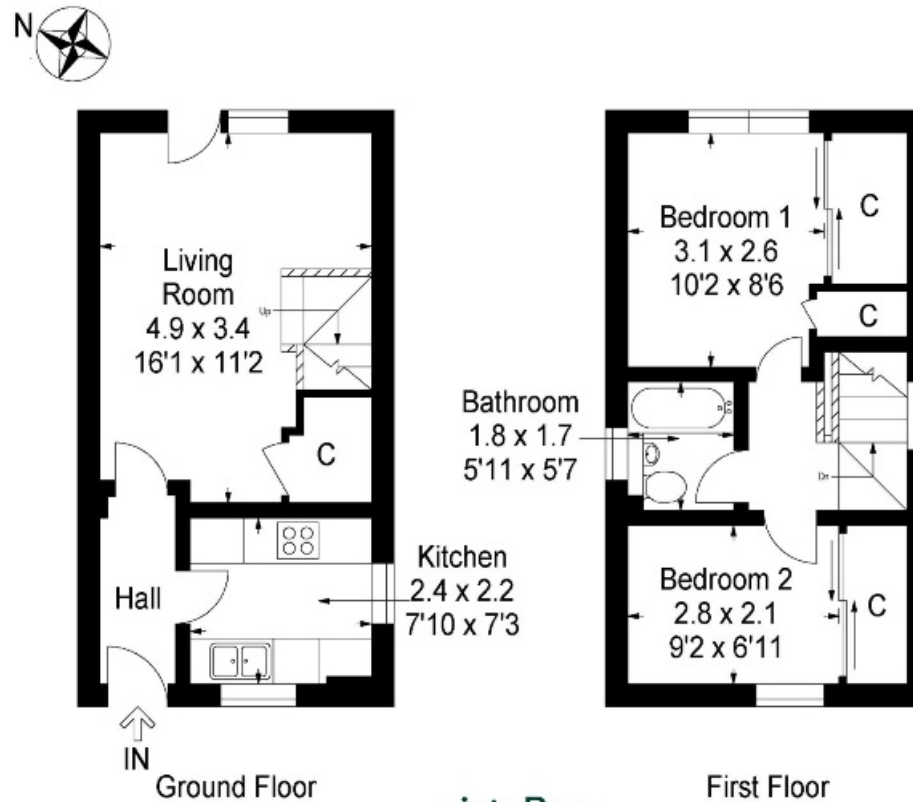
COUNCIL TAX BAND: D

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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