

Peterkin & Kidd

Solicitors and Estate Agents

2

NORTHBANK PARK
BO'NESS, EH51 9UB



OFFERS OVER £132,000

2

NORTHBANK PARK BO'NESS, EH51 9UB

Located in an established area of the town, this end-terraced villa enjoys a cul-de-sac setting.

Entrance door to the hall with access to the ground floor accommodation and stairs to the upper floor.

The living room has a window to the front and ample space for freestanding furniture. There is an understair area which also houses the recently installed boiler. An arch from the living room gives access to the kitchen which is fitted with a range of wall and base units with stainless steel sink and drainer, co-ordinating work surfaces and tiled to splashback. The white goods include a gas cooker and a washing machine which are included in the sale but not warranted. Space for table and chairs. Window to rear and door to garden.

A carpeted staircase leads to the upper floor and the remainder of the accommodation. There is a linen cupboard.

Bedroom 1 is to the front with space for freestanding furniture and has a built-in mirrored door wardrobe and further wardrobes with overhead storage.

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

The modern, fully tiled shower room completes the accommodation and is fitted with a wall-hung wash hand basin and drawer, WC and double tray shower. Window to rear.

ACCOMMODATION

Entrance hall
Living room
Fitted kitchen / diner
2 bedrooms
Shower room

Gas central heating, double glazing

EXTRAS

All fitted floor coverings, carpets, white goods as specified and garden shed are included in the sale.

GARDEN

There are gardens to the front, side and rear which are laid to lawn. The rear garden also has a patio and a garden shed.

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
point.swoop.combines

OTHER

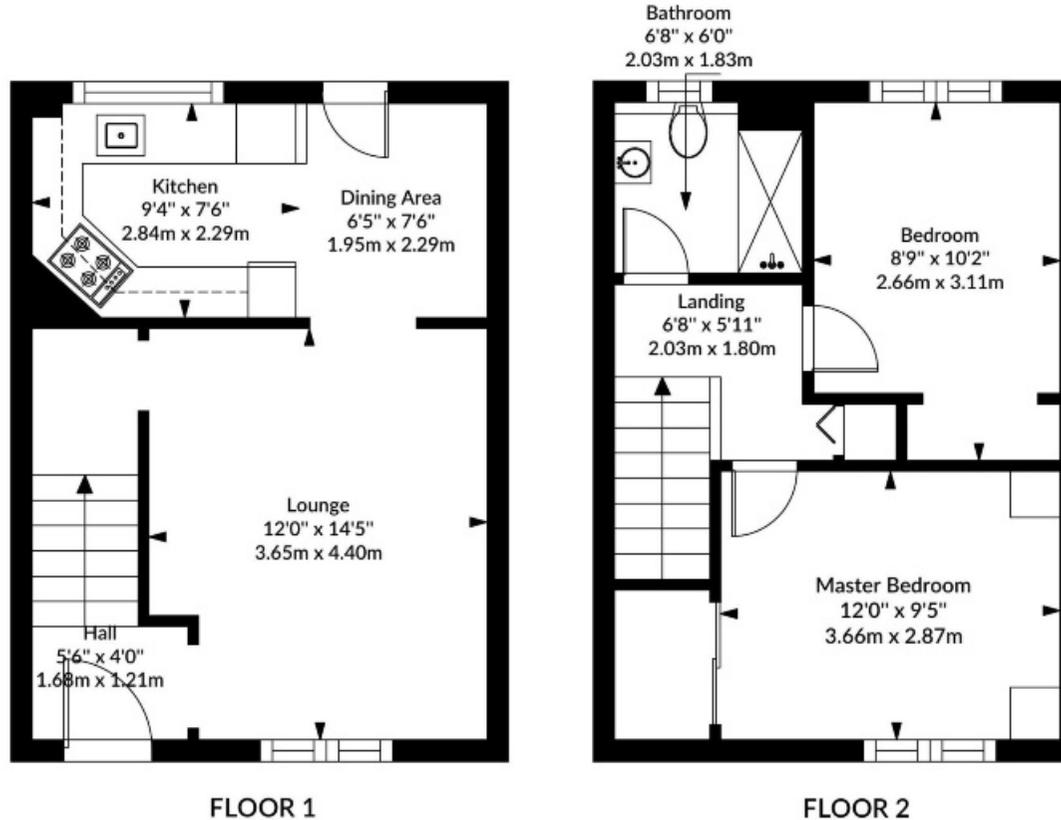
COUNCIL TAX BAND: C

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.



vistaBee

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)
vistaBee 2025

Peterkin & Kidd

Solicitors and Estate Agents

We can open doors for you

Linlithgow Office

8 High Street
Linlithgow
EH49 7AF

maildesk@peterkinandkidd.co.uk
www.peterkinandkidd.co.uk

espc rightmove s1homes.com

