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## 17 The Quarryknowes

Bo'ness, EH51 0QJ

Offers over £170,000



This is a rare chance to own a lovely bungalow in a sought-after area of Bo'ness. There are two bedrooms with built in wardrobes, a wet room and low maintenance gardens. This property will be very sought after so early viewing is advised.



## Description

OPEN VIEWINGS SUNDAY 4TH FEBRUARY 2.30PM - 3.30PM

If you are looking for a comfortable and convenient home in a desirable location, look no further than this semi-detached bungalow in Bo'ness. This property is ideal for retirees or those with limited mobility, as it offers easy access to the town centre and local amenities. The property features a spacious and bright lounge, a modern fitted kitchen with electric cooker, two cosy bedrooms with built-in wardrobes, and a wet room. Outside, you will find a mono-blocked driveway with plenty of parking space, and a low-maintenance rear garden with artificial grass. This property further benefits from gas central heating, double glazing and off street parking and is ready to move into and enjoy, so don't miss this opportunity to make it yours!

## Bo'ness

The expanding town of Bo'ness has amenities to meet every day needs, including schools at both Primary and Secondary levels located within walking distance. Attractions in the town include the Bo'ness & Kinneil Railway, Kinneil House, Hippodrome art deco cinema and Antonine wall. Bo'ness is also ideally placed for the commuter with major access roads allowing ease of movement outwith the area. It is also worth noting the proximity to Linlithgow, which provides additional shopping and recreational facilities and a railway station with regular services to Edinburgh, Glasgow and beyond.

Lounge 11'9" x 15'8" (3.6 x 4.8)

Kitchen 6'4" x 9'10" (1.95 x 3.00)

Bedroom 1 6'6" x 29'6" x 12'1" (2'9 x 3.7)

Bedroom 2 8'2" x 10'5" (2.5 x 3.2)

Wet Room 8'2" x 4'7" (2.5 x 1.4)

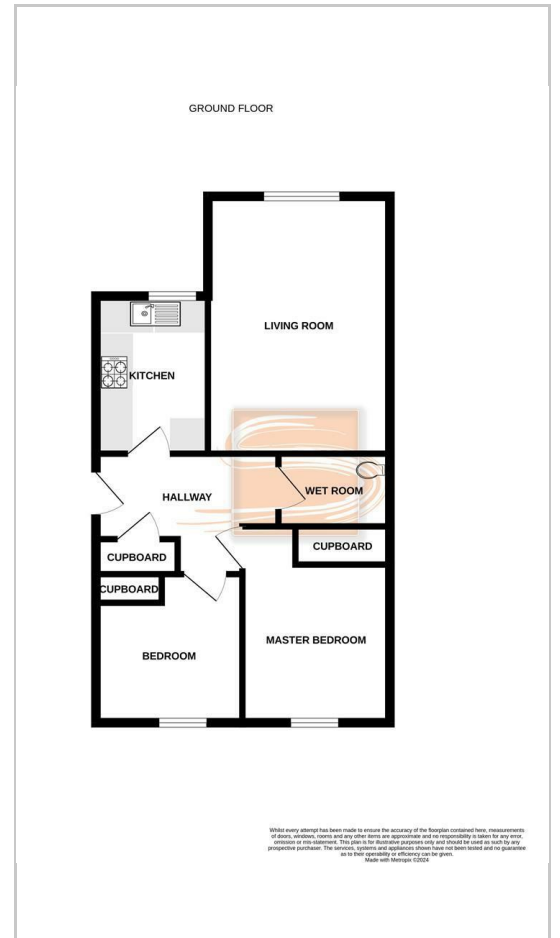
## Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).

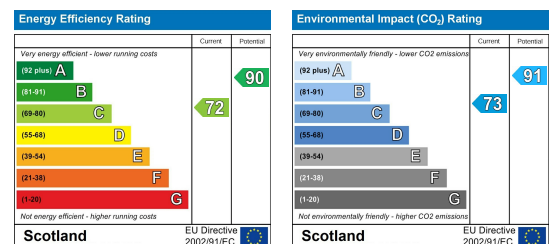
## Area Map



## Floor Plans



## Energy Efficiency Graph



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