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solicitors & estate agents



11 Grahamsdyke Place

Bo'ness, EH51 9QZ

Offers over £145,000



Closing Date Set Wednesday 7th February @12 noon

offers to be emailed to property@sneddons.com

Presented to the market in walk in condition is this modern two bed mid terrace villa. The property will suit a variety of buyer including someone looking to downsize and first time buyers. Early viewing is recommended.



Description

CLOSING DATE WEDNESDAY 7TH FEBRUARY 2024 12 NOON

This delightful two bedroom mid terraced villa is set amidst properties of a similar calibre within a private residential estate. The location of the property offers ease of access for schools, leisure facilities and bus routes.

Access is through an entrance hall leading into a bright lounge with open aspect to front. The kitchen diner is complete with fitted units, an integrated fan assisted oven and gas hob. French doors allow access to the privacy of the rear garden.

On the upper level are two generous sized bedrooms with bedroom one benefiting from built in wardrobes. The bathroom has a three piece suite with shower over the bath.

The property benefits from double glazing, gas central heating, partly floored attic, good storage and an allocated parking bay.

Outside

There is an enclosed private garden to the rear primarily laid to lawn. The small garden to the front is also laid to lawn. There is an allocated parking space to the front.

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 13'8" x 9'8" (4.18 x 2.96)

Kitchen/Diner 8'5" x 12'10" (2.59 x 3.92)

Bedroom 1 10'11" x 10'11" (3.34 x 3.33)

Bedroom 2 11'7" x 6'5" (3.55 x 1.96)

Bathroom 6'5" x 6'2" (1.98 x 1.88)

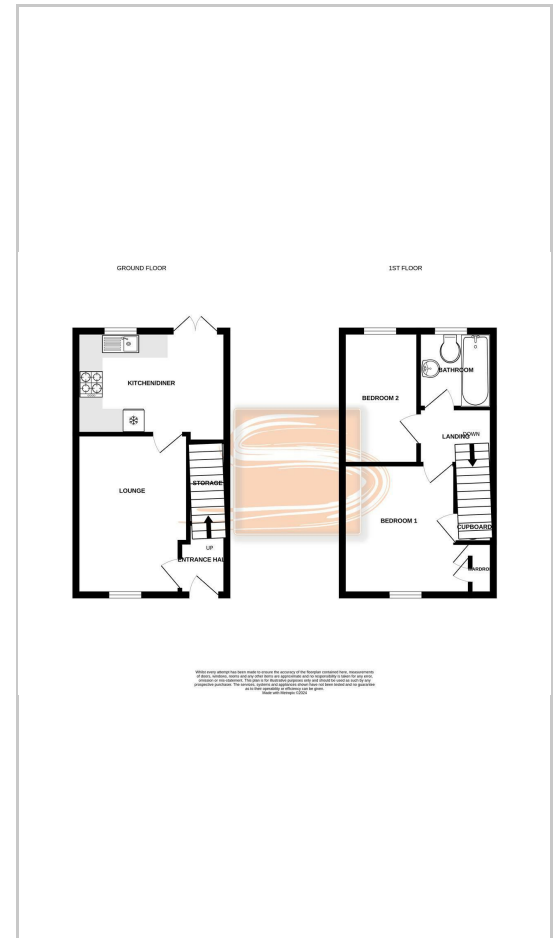
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

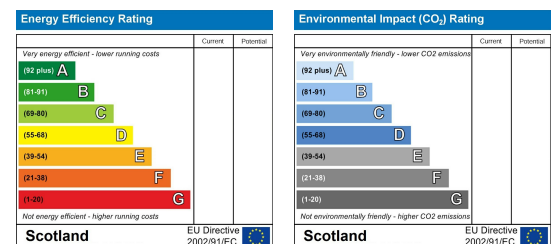
Area Map



Floor Plans



Energy Efficiency Graph



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