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## 2 Thirlestane

Bo'ness, EH51 9NT

Offers over £115,000



Unexpectedly Back on the Market

Presented to the market in walk in condition is this semi detached family home. The property is well placed for Bo'ness's town centre and the shoreline. Early viewing is advised.

- 2 Double Bedrooms
- Fresh Decor
- New Floor coverings
- Good Storage



## Description

### UNEXPECTEDLY BACK ON THE MARKET

Presented to the market in pristine 'walk-in' condition is this charming property which would be an ideal first home. The accommodation spans over two levels, offering a welcoming reception hallway on the ground floor complete with convenient under-stair storage and a built-in cupboard. The kitchen boasts ample storage units and complementary worktops with a handy WC just off to the side. The lounge area is naturally light and airy and looks over the front garden.

Ascending to the upper level, you'll find two generously-sized double bedrooms, each featuring built-in storage solutions. The bathroom is equipped with a three-piece suite, including a shower positioned above the bath.

This home is enhanced by gas central heating and double glazing throughout ensuring a cozy atmosphere which is complemented by fresh neutral decor and new floor coverings. Externally, the property benefits from enclosed low-maintenance gardens at both the front and rear, offering a private outdoor retreat.

Parking is conveniently available on-street adjacent to the property. A viewing is essential to fully appreciate the space, condition, and comfort of this delightful home.

## 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 14'10" x 11'5" (4.53 x 3.5)

Kitchen 7'6" x 15'1" (2.3 x 4.6)

WC

Bedroom 1 9'10" x 14'8" (3.00 x 4.48)

Bedroom 2 12'9" x 8'6" (3.9 x 2.6)

Bathroom 5'6" x 6'6" (1.7 x 2.00)

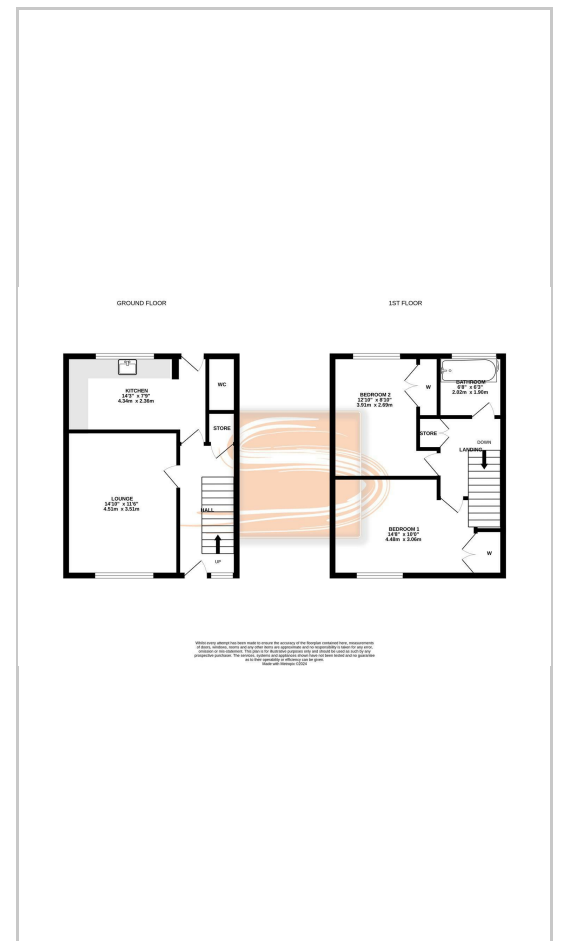
## Contact Us

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

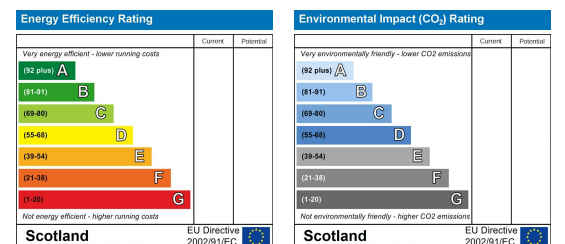
## Area Map



## Floor Plans



## Energy Efficiency Graph



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