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19 St. Johns Way

Bo'ness, EH51 9JD

Offers over £290,000



Welcome to 19 St Johns Way, an extended semi-detached villa nestled in a quiet cul-de-sac within a highly desirable location. This property is presented to the market in total walk-in condition and offers versatile accommodation arranged over two levels.

3 Bedrooms, office area potentially to make a fourth bedroom, large Kitchen, utility and family area.

Don't miss the opportunity to make this house your home. With its inviting atmosphere and practical layout, this property on St. Johns Way is sure to capture your heart. Book a viewing today and envision the life you could create in this wonderful abode.

Description

Welcome to 19 St Johns Way, an extended semi-detached villa nestled in a quiet cul-de-sac within a highly desirable location. This property is presented to the market in total walk-in condition and offers versatile accommodation arranged over two levels.

Ground Floor:-

Reception Hallway: Welcoming entrance with access to the WC and built-in storage.

Large Lounge/Diner: Features a floor-to-ceiling window that floods the space with natural light. Double doors lead to the open-plan kitchen, family area, and utility room.

Extended Kitchen/Family Area/Utility Room: Modern and stylish with numerous extra wall and base units, complementary worktops, breakfast bar, five-ring gas hob and two wall-mounted ovens. This spacious open-plan area serves as the hub of the home.

Upper Level:-

Master Bedroom: Includes two built-in wardrobes and a dressing area.

Additional Bedrooms: Two more double bedrooms with potential to create a fourth bedroom.

Landing: Spacious landing with an office space and built-in storage.

Family Bathroom: Features a shower above the bath.

External:-

Rear Garden: Good-sized, low-maintenance, child and pet-friendly with patio areas, timber decking and a lawn.

Garage: Secure and spacious for all your storage needs.

Driveway: Provides off-street parking for up to 3 cars.

Viewing is essential to fully appreciate the space, internal specification, and prime location this property has to offer.

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 Diner 22'7" x 10'11" (6.9 x 3.35)

Family Area Kitchen 21'3" x 9'6" (6.5 x 2.9)

Kitchen Utility Area 18'8" x 12'0" (5.7 x 3.66)

WC 3'8" x 4'7" (1.13 x 1.42)

Bedroom 1/ Dressing Area 21'3" x 10'9" (6.48 x 3.3)

Bedroom 2 10'5" x 9'2" (3.2 x 2.8)

Bedroom 3 10'9" x 9'10" (3.3 x 3.02)

Office Area 10'4" x 7'2" (3.15 x 2.2)

Bathroom 3'8" x 10'3" (1.13 x 3.14)

Contact Us

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

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47/49 West Main Street, Armadale, West Lothian, EH48 3PZ

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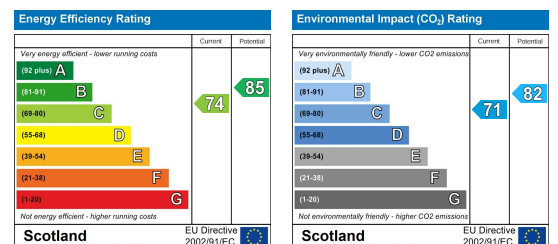
Area Map



Floor Plans



Energy Efficiency Graph



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