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## 18 Kilsland Terrace

Bo'ness, EH51 0BD

**Offers over £130,000**



A spacious end-of-terrace family home presented to the market in move-in condition.

2 Double Bedrooms

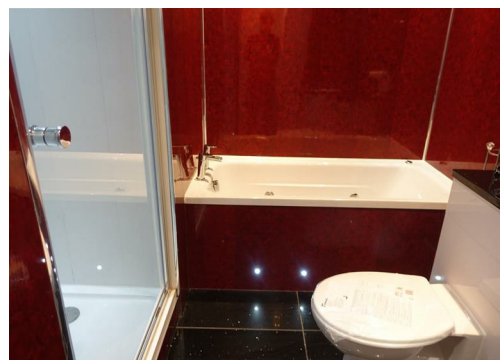
Fitted Kitchen

Sun Room

WC

Walk in cupboard

Viewing is essential to fully appreciate this lovely home



Description

A spacious end-terraced family home presented to the market in move-in condition.

Entering the property from the front leads into the reception hallway, which features a walk-in storage cupboard and a WC. The spacious lounge at the rear provides access to a well-finished sunroom, naturally bright and airy, perfect as an additional lounge or dining room. The garden is accessible from the sunroom.

The spacious, modern kitchen offers ample base and wall units, complementary worktops, a five-ring gas hob, two wall-mounted ovens, and plumbing for a washing machine. The dishwasher is integrated.

The upper level houses two good-sized bedrooms, with bedroom one featuring built-in wardrobes. The bathroom boasts a Jacuzzi-style bath and a separate shower. A walk-in cupboard accessed from the landing provides additional storage space.

The enclosed rear garden is low-maintenance. On-street parking is available. The property benefits from fresh decor, excellent storage, and gas central heating.

Viewing is essential to fully appreciate the quality of this lovely home.

Bo'ness

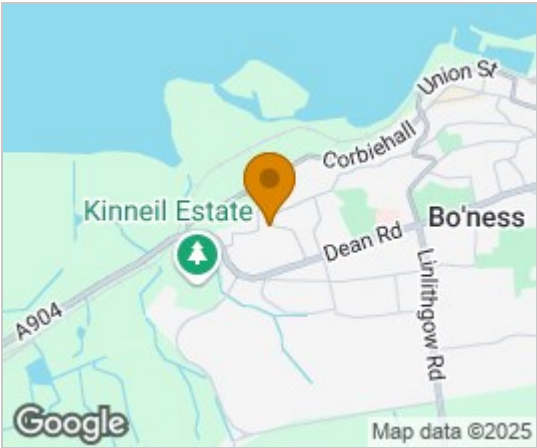
The expanding town of Bo'ness has amenities to meet every day needs, including schools at both Primary and Secondary levels located within walking distance. Attractions in the town include the Bo'ness & Kinneil Railway, Kinneil House, Hippodrome art deco cinema and Antonine wall. Bo'ness is also ideally 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 14'9" x 11'9" (4.5 x 3.6)
- Kitchen 10'2" x 11'10" (3.1 x 3.63)
- Sun Room 10'9" x 10'9" (3.3 x 3.3)
- WC 2'11" x 5'5" (0.9 x 1.67)
- Bedroom 1 10'0" x 10'11" (3.06 x 3.35)
- Bedroom 2 6'6" x 12'4" (2.00 x 3.78)
- Bathroom 4'9" x 8'2" (1.47 x 2.5)
- Walk in Storage 11'1" x 7'4" (3.4 x 2.25)

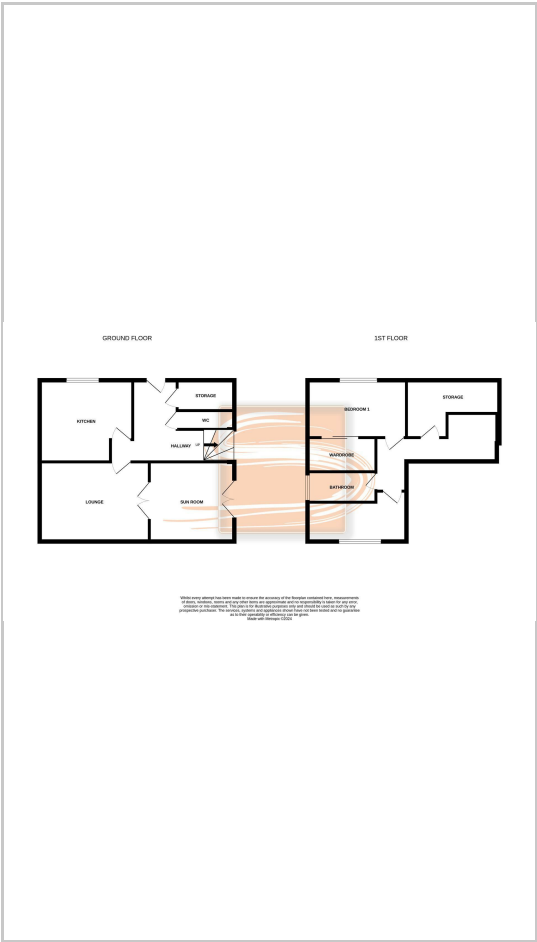
Contact Us

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

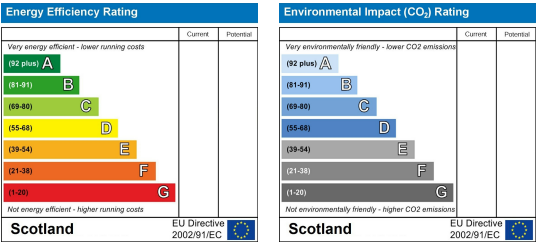
Area Map



Floor Plans



Energy Efficiency Graph



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