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**38 Howieson Avenue**

Bo'ness, EH51 9JG

**Offers over £270,000**





# 38 Howieson Avenue

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## Description

Welcome to 38 Howieson Avenue, a spacious detached villa nestled in a tranquil and sought after cul-de-sac, surrounded by similar style properties. This charming home is presented to the market in move-in condition, while offering ample potential to infuse your own personal style.

The accommodation spans over two levels, featuring:

### On the Ground Floor:-

**Reception Hallway:** A warm and inviting space with convenient storage under the stairs.

**Lounge/Diner:** Naturally light and airy, this expansive room provides access to both the conservatory and kitchen.

**Fitted Kitchen:** Boasts ample base and wall units, complimentary worktops, a gas hob, and an oven. A door leads to the rear garden.

**Conservatory:** A generous space, offering versatility as a separate dining room or sitting area, with French doors opening to the garden.

**Shower Room:** Completes the ground floor layout.

### On the Upper Level:-

**Three Double Bedrooms:** Bedroom One features a built-in wardrobe and additional fitted wardrobes. Bedroom Two also includes a built-in wardrobe.

**Shower Room:** Offers the possibility of conversion to a bathroom.

## External Features:-

**Rear Garden:** Well-maintained, ideal for family use.

**Driveway:** Provides off-street parking and access to the garage.

The property benefits from gas central heating, double glazing, and ample storage space. Viewing is essential to fully appreciate the exceptional location, generous size, and high standard of this delightful family home.

Don't miss the opportunity to make 38 Howieson Avenue your own. Arrange a viewing today!

## 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

23'3" x 11'7" (7.1 x 3.55)

### Kitchen

9'0" x 10'2" (2.75 x 3.1)

### Conservatory

10'2" x 10'9" (3.1 x 3.3)

Shower Room  
7'2" x 4'7" (2.2 x 1.4)

Bedroom 1  
11'5" x 11'9" (3.5 x 3.6)

Bedroom 2  
8'2" x 12'3" (2.5 x 3.75)

Bedroom 3  
9'10" x 11'9" (3.00 x 3.6)

Shower Room  
7'2" x 10'4" (2.2 x 3.15)



Road Map



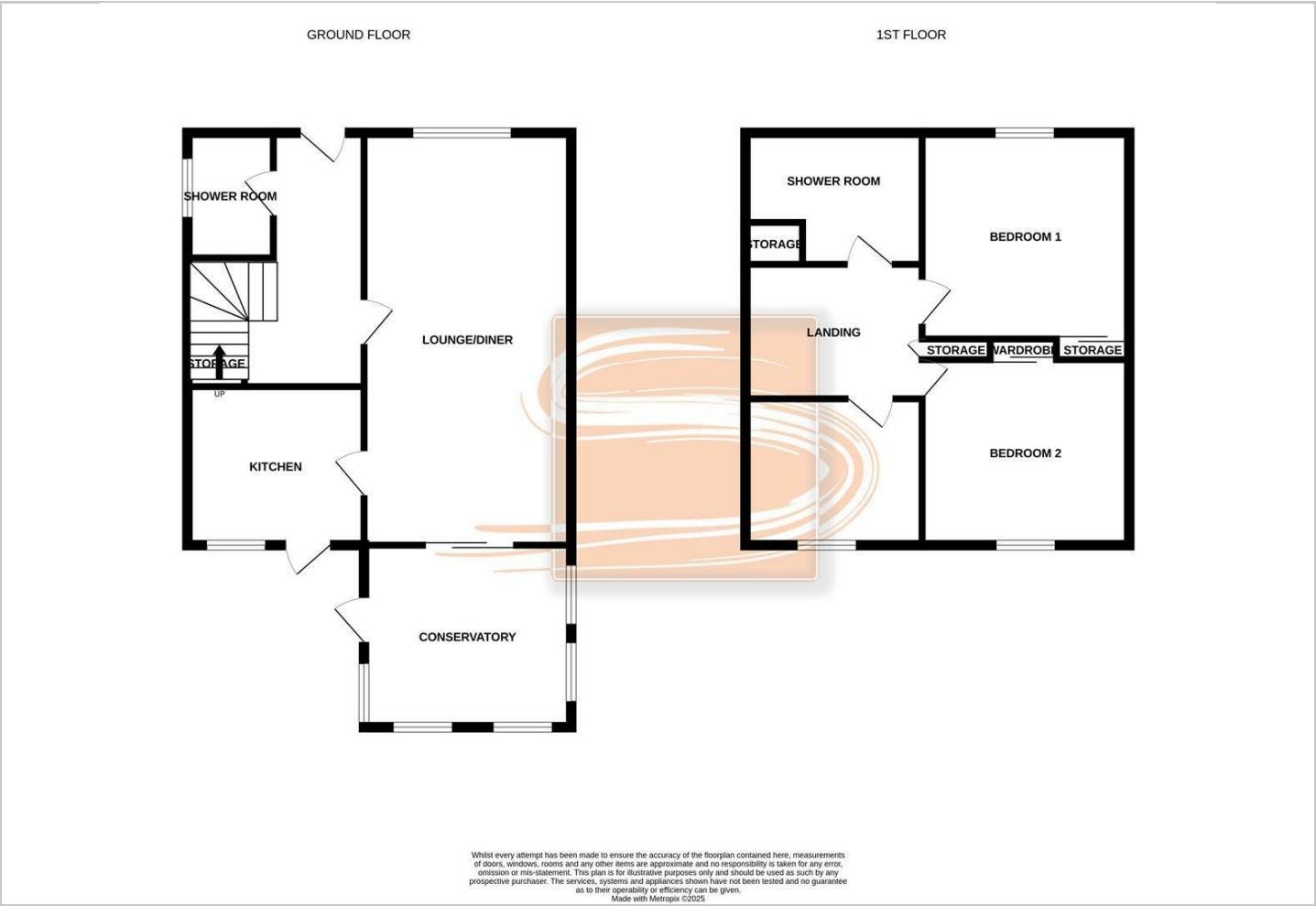
Hybrid Map



Terrain Map



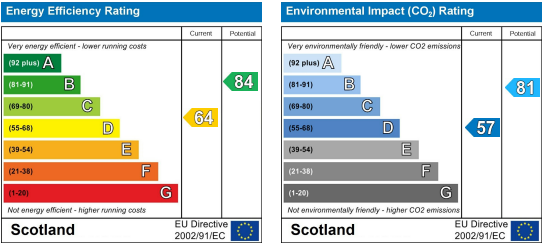
Floor Plan



Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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