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## 48 Hillside Grove

Bo'ness, EH51 9RN

**Offers over £140,000**



Nestled in the sought-after Drum Estate on the edge of Bo'ness, 48 Hillside Grove presents a fantastic opportunity for first-time buyers or those looking to downsize. This well-maintained end-terrace villa is offered to the market in move-in condition and boasts a warm and inviting atmosphere.

2 Bedrooms  
Fitted Kitchen  
Spacious Lounge  
Bathroom  
Enclosed Rear Garden



Description

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Upon entering through the front door, you are welcomed by a bright reception hallway that provides access to the fitted kitchen and spacious lounge. The kitchen is well-appointed with wall and base units, complementary worktops, a gas hob, electric oven, washing machine, and fridge freezer, making it both stylish and functional.

The naturally bright lounge is a perfect space for relaxation, with a French door leading directly to the enclosed rear garden. Additional storage is conveniently located beneath the staircase.

The upper level of the property features two generously sized bedrooms, both benefiting from built-in storage. The family bathroom is equipped with a bath with an overhead shower, ensuring comfort and practicality.

Externally, the enclosed rear garden is designed for low maintenance, offering a private outdoor space to enjoy. A communal car park to the rear provides easy parking access.

Further benefits of this delightful home include Worcester boiler (fitted in 2022) gas central heating, double glazing, ample storage throughout, allocated parking bay to the rear and a floored loft space. Early viewing is highly recommended to fully appreciate all that 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 16'9" x 11'10" (5.11 x 3.61)

Kitchen 7'0" x 6'6",144'4" (2.15 x 2,44)

Bedroom 1 9'10" x 10'2" (3.00 x 3.1)

Bedroom 2 6'10" x 9'6" (2.1 x 2.9)

Bathroom 6'1" x 5'6" (1.86 x 1.68)

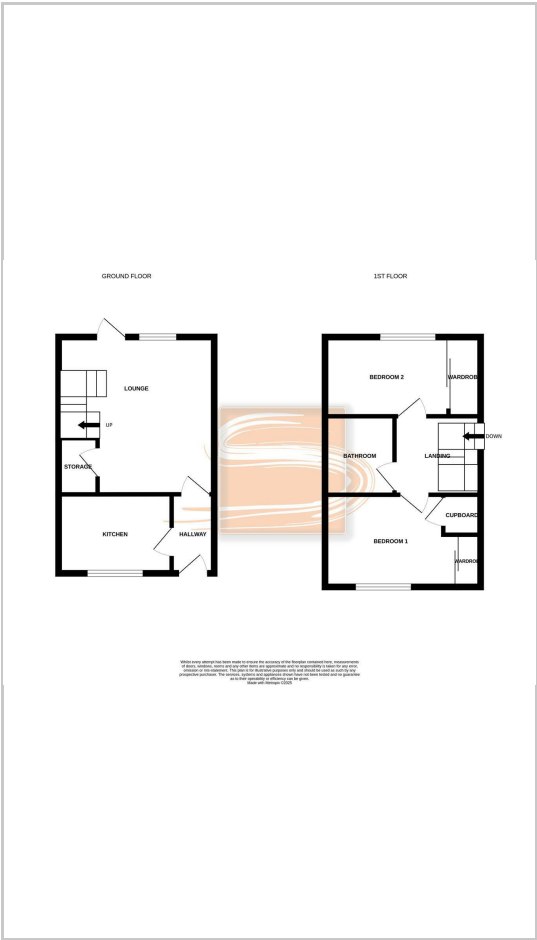
Contact Us

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

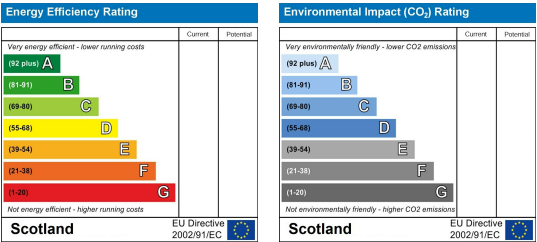
Area Map



Floor Plans



Energy Efficiency Graph



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