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9 Bo'mains Road

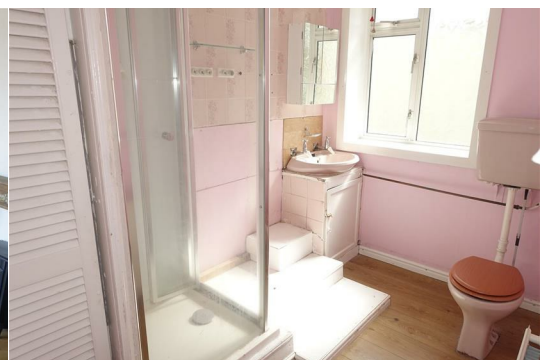
Bo'ness, EH51 0JR

Offers over £120,000



Situated in a highly sought-after location, this generously proportioned semi-detached family home presents an exciting opportunity for buyers looking to add their own personal touch. Boasting incredible potential, the property offers well-designed living spaces complemented by charming views towards the Forth Estuary.

3 Bedrooms
Lounge
Kitchen
Shower Room



Description

Spacious Semi-Detached Family Home with Stunning Views – 9 Bo'mains Road, Bo'ness

Situated in a highly sought-after location, this generously proportioned semi-detached family home presents an exciting opportunity for buyers looking to add their own personal touch. Boasting incredible potential, the property offers well-designed living spaces complemented by charming views towards the Forth Estuary.

On the ground floor, a welcoming reception hallway features a built-in storage cupboard, providing practical convenience. The well-proportioned lounge is an inviting space, enhanced by its scenic outlook across the estuary. The kitchen, while functional with ample storage, a ceramic hob, and an electric oven, would benefit from modern upgrades to suit contemporary living. A shower room is also located on this level and offers further scope for refurbishment.

The upper floor is home to three good-sized bedrooms, with bedrooms two and three enjoying lovely views over the Forth Estuary.

Externally, the rear garden is designed for low maintenance, creating an ideal space to relax or entertain. To the front, the garden is chipped, and with the necessary planning consents, there may be the possibility to establish a driveway for off-street parking.

Additional benefits include gas central heating, ensuring year-round comfort.

Viewing is highly recommended to fully appreciate the potential this property has to offer. Don't miss this fantastic opportunity to create your dream home in a desirable location!

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 10'9" x 17'8" (3.3 x 5.4)

Kitchen 10'10" x 8'6" (3.32 x 2.6)

Shower Room 10'10" x 5'10" (3.32 x 1.8)

Bedroom 1 10'9" x 13'1" (3.3 x 4.00)

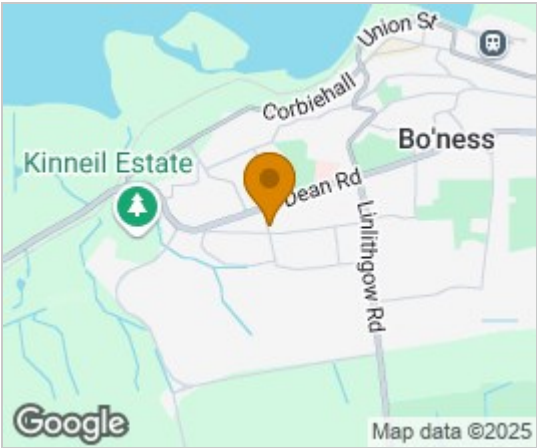
Bedroom 2 10'9" x 9'6" (3.3 x 2.90)

Bedroom 3 8'6" x 10'1" (2.6 x 3.09)

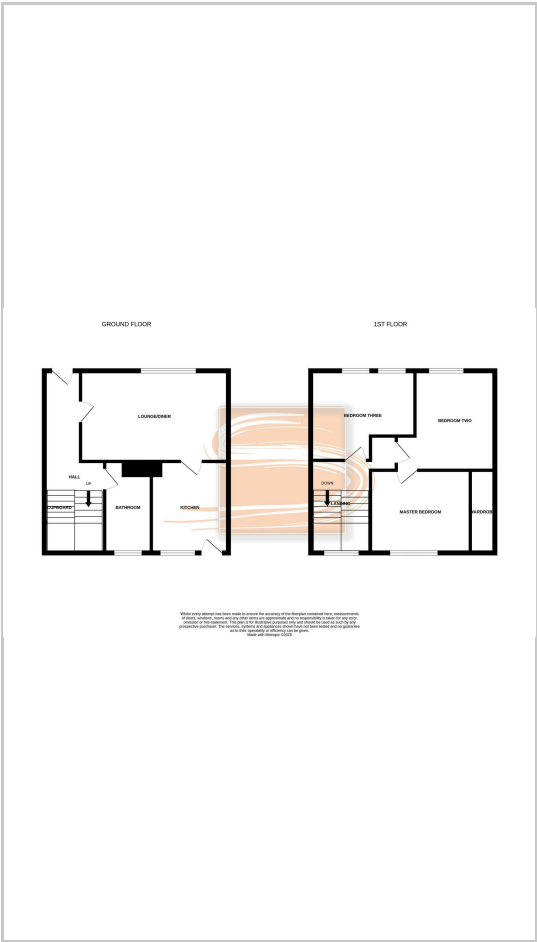
Contact Us

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

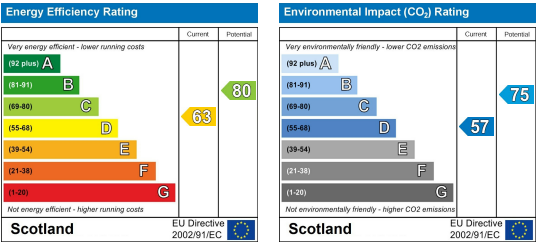
Area Map



Floor Plans



Energy Efficiency Graph



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