



**sneddons**  
solicitors & estate agents



## 63 Castlehill

Bo'ness, EH51 0HL

**Offers over £80,000**



Situated in a sought-after area, this delightful two-bedroom ground floor flat is presented to the market in move-in condition, making it an excellent choice for first-time buyers or those seeking a home with easy accessibility. With its own front and side door, this property offers added convenience and privacy.



Description  
Sold As Seen

Situated in a sought-after area, this delightful two-bedroom ground floor flat is presented to the market in move-in condition, making it an excellent choice for first-time buyers or those seeking a home with easy accessibility. With its own front and side door, this property offers added convenience and privacy.

Upon entering, you are welcomed by a spacious hallway featuring three well-sized built-in cupboards, providing fantastic storage solutions. The bright and airy lounge, located at the rear, benefits from natural light and offers a comfortable space to relax. Adjacent to the lounge, the fitted kitchen boasts ample base and wall units, complemented by stylish worktops. There's also enough space to accommodate a small dining table, perfect for casual meals.

Both double bedrooms offer generous proportions, while the family bathroom is well-appointed with a shower over the bath, ensuring practicality and comfort. Externally, the property benefits from a rear garden laid to grass, ideal for outdoor enjoyment.

Further enhancing the appeal, the home is equipped with gas central heating, double glazing, and excellent storage throughout. To the front of the property, a residents' car park provides ample parking spaces for both homeowners and visitors.

This fantastic home is expected to attract significant interest—early viewing is highly recommended to avoid disappointment.

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 12'7" x 13'9" (3.86 x 4.2)

Kitchen 13'5" x 9'8" (4.1 x 2.97)

Bedroom 1 12'8" x 12'0" (3.88 x 3.66)

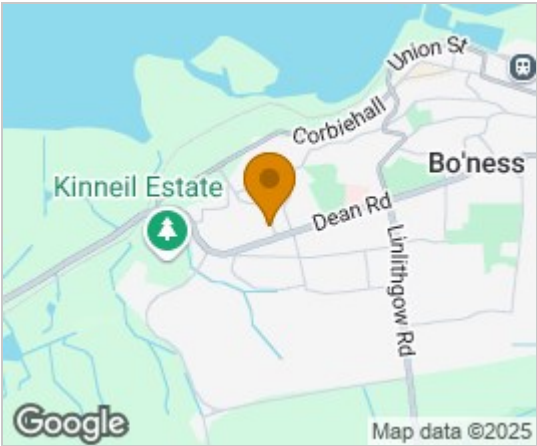
Bedroom 2 11'2" x 9'10" (3.42 x 3.00)

Bathroom 6'6" x 5'6" (2.00 x 1.7)

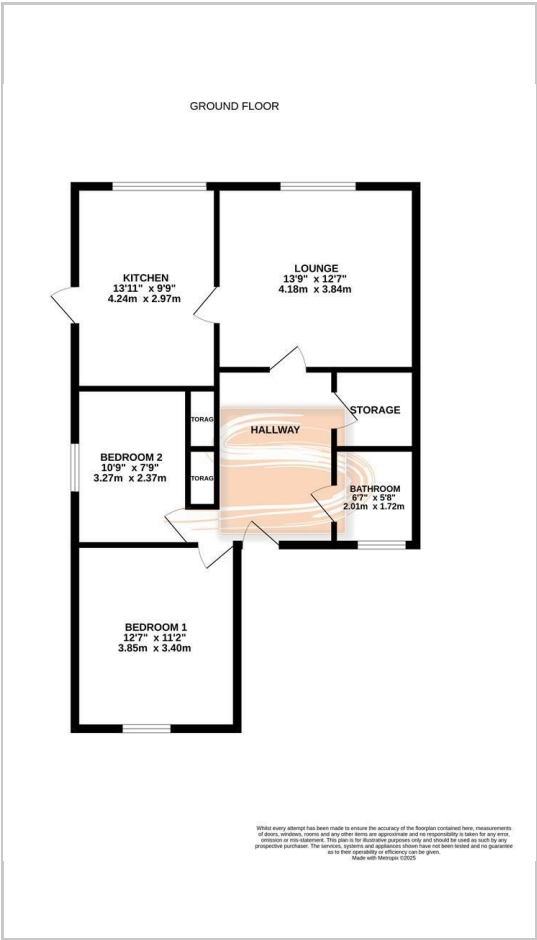
Contact Us

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

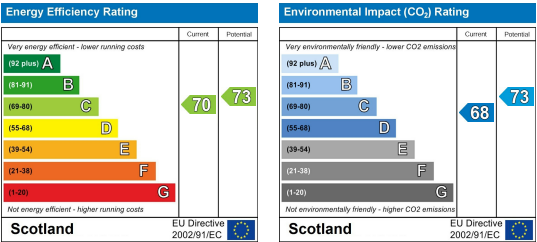
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.