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9 Pennelton Place

Bo'ness, EH51 0PD

Offers over £130,000



Description
9 Pennelton Place, Bo'ness – Spacious 3-Bedroom End-Terrace with Estuary Views and Endless Potential

This generously proportioned three-bedroom end-terrace home offers the perfect balance of immediate comfort and exciting potential. Whether you're a first-time buyer, growing family, or savvy investor, this property is ready to welcome you—and inspire your vision.

Ground Floor

Welcoming reception hallway with built-in storage and additional space beneath the stairs

Bright and airy lounge featuring floor-to-ceiling windows and patio doors leading to the enclosed rear garden

Well-appointed fitted kitchen with ample base and wall units, complementary worktops, and appliances including electric hob, oven, fridge freezer, washing machine, and tumble dryer

Open-plan dining area.

Convenient ground floor WC

Upper Level Features:

Three spacious double bedrooms, with bedroom one offering built-in storage and stunning views across the estuary and beyond

Additional landing storage for added practicality

Family bathroom with shower over bath

Outdoor Space:

Low-maintenance rear garden, enclosed and primarily laid with decorative chips—ideal for relaxing or entertaining

Ample adjacent parking for residents and visitors

Additional Benefits:

Gas central heating and double glazing throughout

Excellent built-in storage

Quiet, family-friendly location with easy access to local amenities, schools, and transport links

Viewing is highly recommended to fully appreciate the generous proportions, natural light, and potential this home has to offer. A fantastic opportunity to move in and enjoy while upgrading at your own pace.

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.

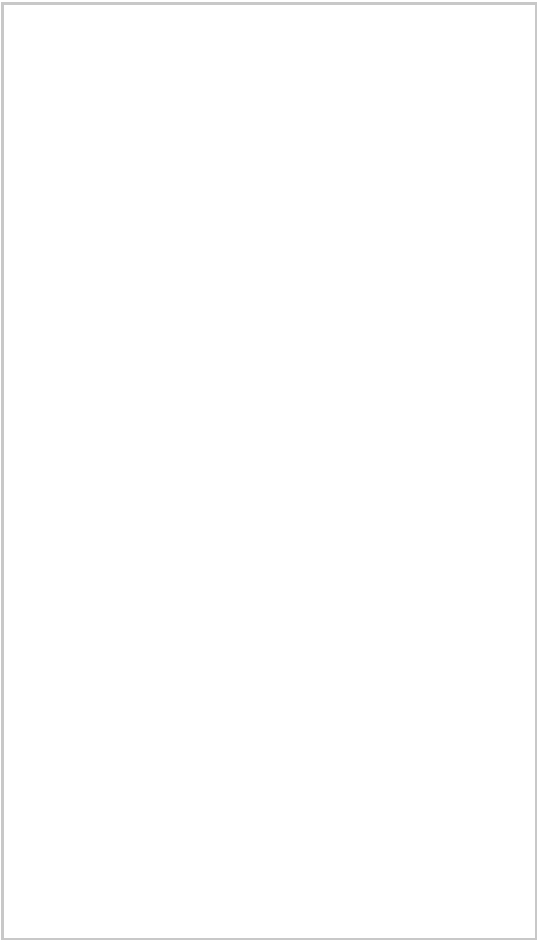
- Lounge 14'3" x 17'5" (4.35 x 5.32)
- Kitchen Diner 15'1" x 11'5" (4.6 x 3.5)
- WC 6'6" x 2'9" (2.00 x 0.84)
- Bedroom 1 12'5" x 8'10" (3.8 x 2.7)
- Bedroom 2 14'5" x 7'9" (4.4 x 2.37)
- Bedroom 3 12'5" x 8'10" (3.8 x 2.7)
- Bathroom 5'6" x 8'8" (1.7 x 2.65)

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

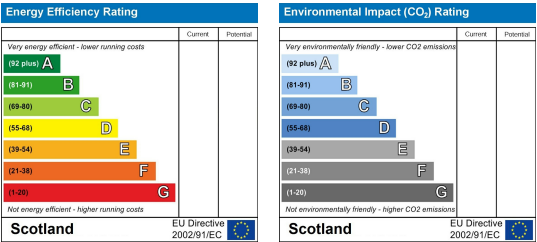
Area Map



Floor Plans



Energy Efficiency Graph



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