



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1 Hamilton Square

Bo'ness EH51 0NG

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Set in a peaceful cul-de-sac, with fabulous views over the Firth of Forth, this detached house enjoys a pleasant, family-orientated residential setting within popular Bo'ness. The historic Kinneil House and its fabulous acres of grounds, lies opposite the estate and Deanburn primary school is close by. Bo'ness is popular with commuters, with easy access to the M9.

With three double bedrooms, family bathroom and two reception rooms, the house is perfectly suited to the dynamics of modern family living, with generously proportioned accommodation and further complemented by a private driveway, south/west facing garden and a single detached garage.

Development is factored by Weslo, with an approximate fee of £338 per year, this covers maintenance of the communal areas.

Extras: This property is to be sold with all fixtures and fittings.

Property Summary

- Detached villa, in popular Bo'ness
- Spacious living room
- Dining room
- Kitchen/diner
- Practical downstairs WC
- Three double bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Attic space
- South & west facing garden
- Driveway & detached single garage
- EPC Rating - D | Council Tax Band - C



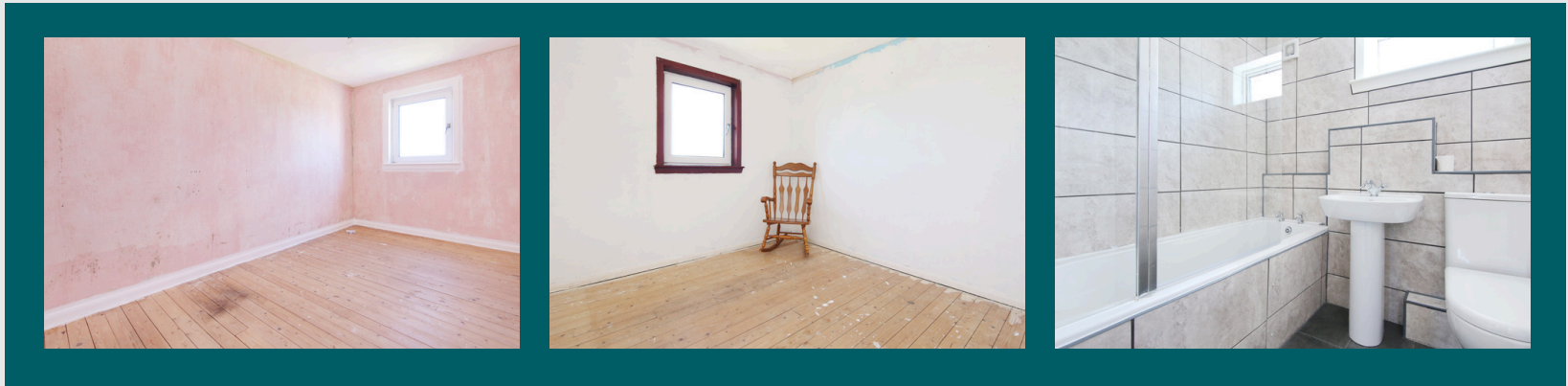
Home Report Value - £170,000





Detached
family home,
with generous
accommodation
&
fabulous views





This property offers an outstanding opportunity to create the perfect family home. Set in a prime position within the estate, it boasts one of the very best views available — a stunning, uninterrupted outlook across the water towards the Ochil Hills and the historic Stirling skyline.



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RALPH SAYER
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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

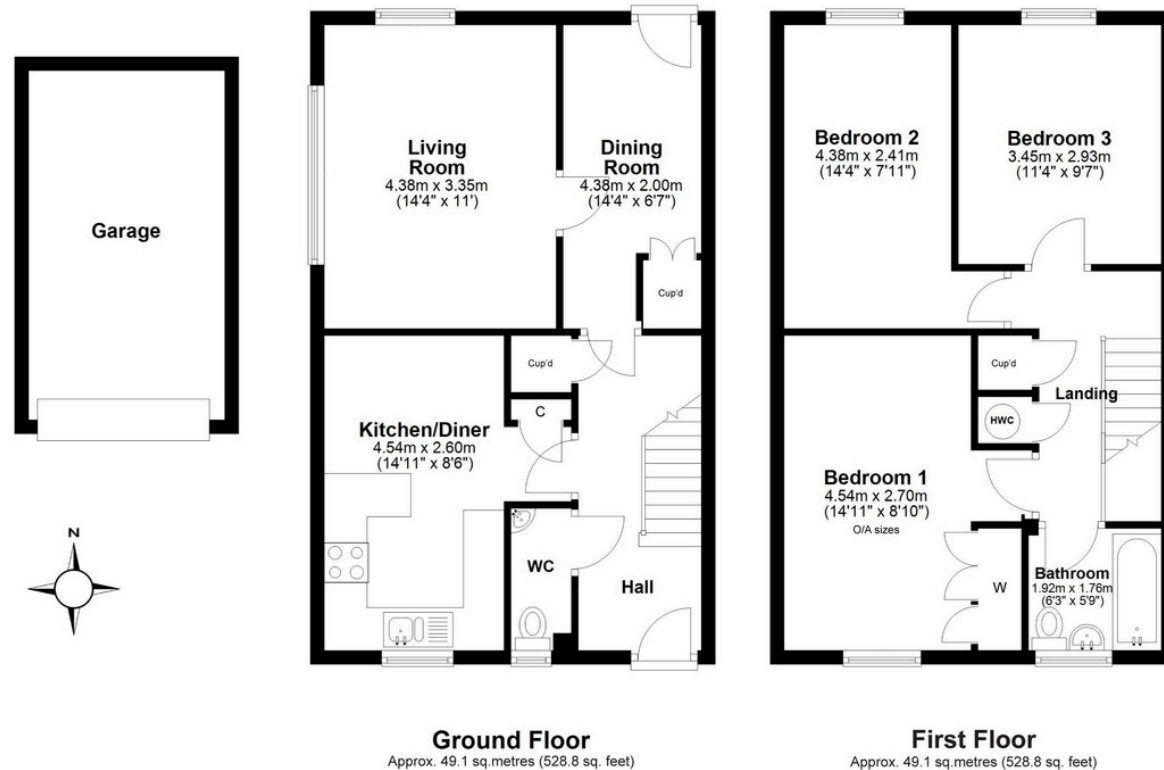


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx. 98.2 sq.metres (1057.5 sq. feet)



Location



Bo'ness is a coastal town, perched on the south banks of the Firth of Forth. Lying north west of Edinburgh, close to the A90, Forth Road Bridge and M9, this historic town is popular with commuters. The traditional high street offers a wide range of local amenities, with nearby Linlithgow offering more extensive range of shopping. Bo'ness has numerous primary schools and a secondary, Bo'ness Academy. For leisure activities, there is a recreation centre with swimming pool and West Lothian golf club. The local countryside has much to offer including parkland surrounding the historic stately homes of Hopetoun House and Kinneil Estate plus a network of cycle and bridle paths and walkways, of which part is the John Muir Trail taking you either west through Linlithgow or east through South Queensferry onto Crammond Village and Edinburgh itself. Edinburgh can be reached by road (A90) or M90 or by rail – Linlithgow train station.