



9 Bo'Mains Road, Bo'ness

Offers Over £175,000





Bo'ness is a historic town located on the south shore of the Firth of Forth in Falkirk council area. This charming coastal town offers the perfect balance of small-town community spirit with excellent transport links to Edinburgh, Glasgow, and Stirling. The town is renowned for its maritime heritage, featuring the Scottish Railway Preservation Society and the Bo'ness and Kinneil Steam Railway. Local amenities include well-regarded primary and secondary schools, shopping facilities, healthcare services, and recreational opportunities, including the popular Kinneil Estate with its historic house and woodland walks. The town's location provides easy access to major road networks while maintaining a peaceful, family-friendly atmosphere.

Presenting a brilliantly located three-bedroom semi-detached house that offers true move-in condition and is available chain free.

This well-maintained property features three generously sized double bedrooms, ensuring ample space for family living or flexible accommodation to suit your needs. The home benefits from newly installed double glazing and a modern boiler, providing both energy efficiency and peace of mind for years to come.

Enjoy stunning, uninterrupted views of the Firth of Forth from the comfort of your living space, creating a tranquil and picturesque setting that is rarely found. The property boasts a spacious and welcoming entrance hall, which leads to a bright and airy lounge, perfect for relaxing or entertaining guests. The modern fitted kitchen offers excellent storage options and quality appliances, making it ideal for home cooks and



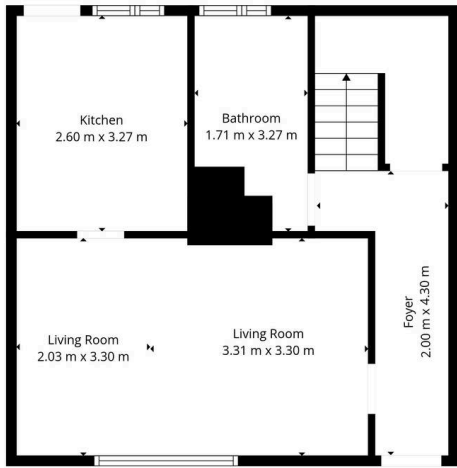
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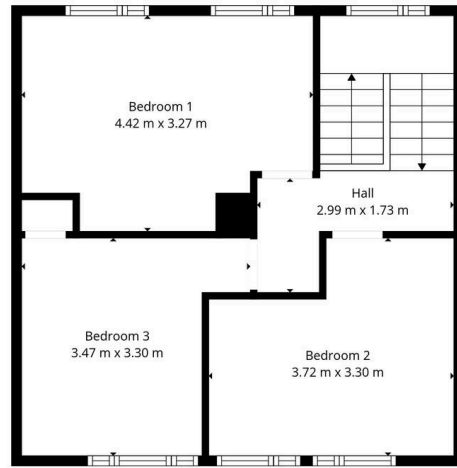
- Brilliantly Located Three Bed Semi Detached House
- Three Double Bedrooms
- True Move In Condition
- Chain Free
- Stunning Views Of The Firth Of Forth
- Newly Installed Double Glazing And Boiler
- Located Close To Local Transport Links And Shops
- Sizeable Driveway To The Front Of The Property
- Good Storage Options Throughout
- Rear Garden

Chain-free, move-in ready 3-bed semi with double glazing, modern boiler, stunning Firth of Forth views, driveway, modern kitchen, stylish bathroom, and great transport links.





Ground Floor



1st Floor

TOTAL: 88 m²
 GROUND FLOOR: 44 m², 1ST FLOOR: 44 m²
 EXCLUDED AREAS: WALLS: 8 m²
Floor Plan Created By: Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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