



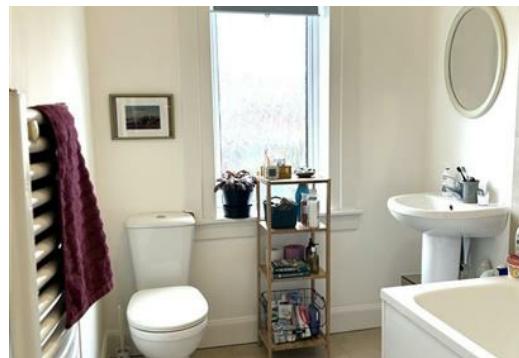
## Mingle House Gauze Court

Bo'ness, EH51 9RW

Offers over £240,000



Discover Mingle House, a deceptively spacious detached cottage set on a good sized plot and with accommodation all on one level, it offers flexible living, ideal for downsizers, retirees, or anyone seeking an adaptable home with potential to extend (subject to consents).



## Description

Mingle House, Bo'ness – A Deceptively Spacious Detached Cottage in a Sought-After Locale

Mingle House is an inviting and deceptively spacious detached cottage, perfectly positioned within one of Bo'ness's most popular and desirable residential areas. Arranged over one accessible level, the property offers flexible and versatile living space, making it an excellent choice for those seeking ease of living—whether downsizing, retiring, or simply looking for a home that adapts effortlessly to changing needs. With the appropriate planning consents, there may also be potential to extend into the loft space.

The accommodation is thoughtfully laid out and includes a generous modern kitchen fitted with ample base and wall units, a gas hob, and a wall-mounted electric oven and microwave. Integrated appliances include a dishwasher and washing machine, ensuring a sleek and practical workspace. Just off the kitchen sits the dining room, which could easily serve as a second lounge depending on lifestyle preferences.

The formal lounge is naturally bright and airy, featuring a charming fireplace with an open fire—an inviting focal point for cosy evenings. This lovely room also offers the flexibility to be used as a third bedroom if required.

Sleeping accommodation includes a well-proportioned double bedroom to the rear, while the second bedroom is currently utilised as a home office. A good-sized bathroom completes the internal layout.

Externally, the cottage enjoys the benefits of its detached position, with scope for personalisation and outdoor enjoyment.

Mingle House combines character, practicality, and adaptability in a highly sought-after setting—an ideal opportunity for buyers looking for a comfortable and flexible home on one level.

Externally, the property continues to impress. The detached garage benefits from power and offers excellent potential as a workshop or, alternatively, could be converted into an outdoor office space—ideal for home working or creative pursuits. The rear garden is primarily laid to lawn and features a timber decking area, providing a pleasant spot for outdoor relaxation and entertaining.

Further benefits include gas central heating and double glazing throughout.

Viewing is essential to fully appreciate the character, flexibility, and overall appeal that this lovely home has to offer.

## 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 & Kinnel Railway, Kinnel 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 12'9" x 13'1" (3.9 x 4.00)

Kitchen 20'8" x 7'1" (6.32 x 2.16)

Dining Room 13'1" x 13'5" (4.00 x 4.1)

Bedroom 1 12'3" x 6'6", 29'6" (3.75 x 2.9)

Bedroom 2 12'7" x 6'6", 180'5" (3.85 x 2.55)

Bathroom 8'2" x 6'1" (2.5 x 1.87)

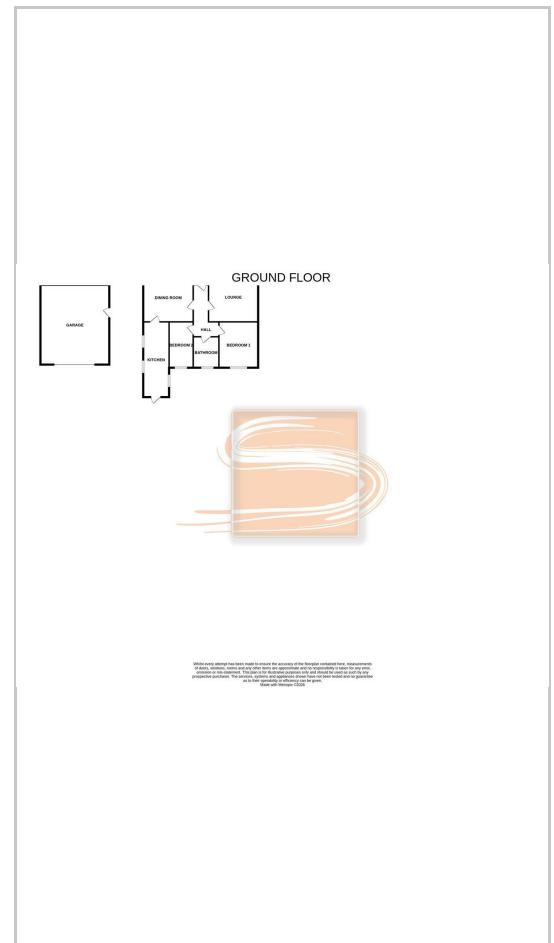
## Contact Us

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

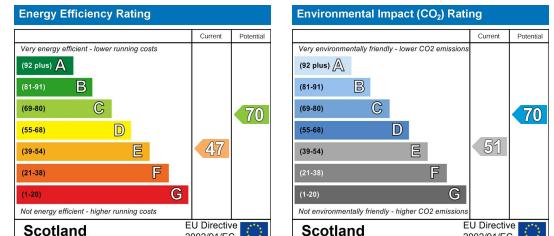
## Area Map



## Floor Plans



## Energy Efficiency Graph



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