



42 Mingle Place

Bonness EH51 9HX

Offers Over £120,000

Caesar & Howie
Solicitors & Estate Agents



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Bo'ness EH51 9HX

This is an excellent opportunity to purchase a three bedroom end terraced villa. Situated within a popular residential location in Bo'ness, offering excellent potential for renovation and modernisation. The property provides well proportioned accommodation throughout with garden ground to the front and rear. While requiring a programme of upgrading, the villa offers considerable potential and benefits from its desirable end terrace position. Ideally located for access to local amenities, schooling at all levels and excellent road links making it ideal for the commuter. Early viewing is recommended to appreciate the potential on offer.

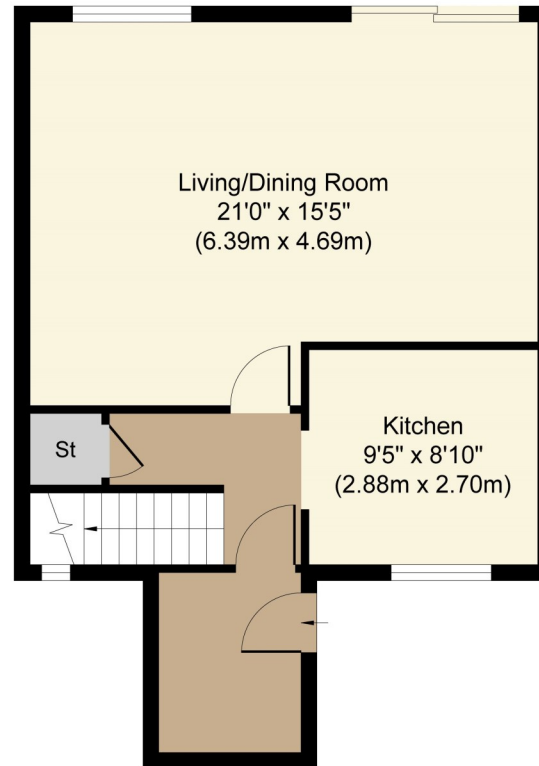
- **Entrance vestibule & hallway**
- **Spacious lounge/dining room**
- **Kitchen**
- **Three bedrooms**
- **Modern bathroom**
- **Gardens & parking**
- **GCH & DG**
- **Council Tax Band: B**
- **Energy Efficiency Rating: TBC**
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Please note: the property is sold as seen.

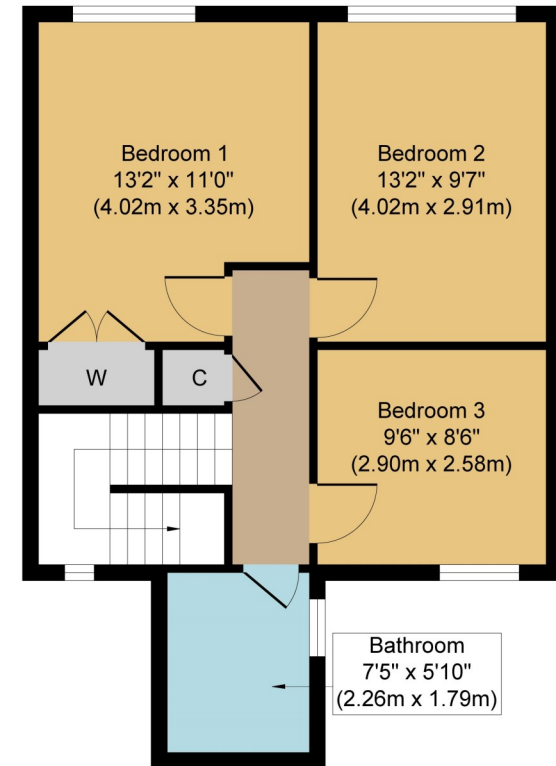
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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