



sneddons
solicitors & estate agents



118 Mingle Place

Bo'ness, EH51 9HX

Offers over £110,000



Closing date Friday 21st August @12 Noon

Offer should be emailed to property@sneddons.com

Spacious mid-terrace family home which is in move-in condition but would benefit from some cosmetic upgrading. Whether you're seeking your first step on the property ladder or a strong buy-to-let opportunity, this property delivers flexibility, comfort, and long-term potential.



Description
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118 Mingle Place is a spacious mid-terrace family home which is in move-in condition but would benefit from some cosmetic upgrading. Whether you're seeking your first step on the property ladder or a strong buy-to-let opportunity, this property delivers flexibility, comfort, and long-term potential.

Accommodation & Layout

Reception porch — A practical entrance space featuring two walk-in storage cupboards, perfect for coats, shoes, and household essentials.

Reception hallway — Additional storage is provided beneath the staircase, keeping the home clutter-free.

Open-plan lounge & dining area — Bright, welcoming, and versatile. Patio doors flood the space with natural light and lead directly to the rear garden, creating an effortless indoor-outdoor flow.

Good-sized kitchen — Fitted with ample base and wall units, complimentary worktops, an electric hob, and electric oven. Plenty of room to cook, create, and upgrade over time.

Upper Level

Two generous bedrooms — Both well-proportioned and adaptable for family living, home working, or guest accommodation.

Family bathroom — Neatly presented and functional, with potential to modernise if desired.

Outdoor Space & Parking

Rear garden — Laid to grass, offering a safe and manageable outdoor area for children, pets, or future landscaping ideas.

On-street parking — Ample parking available adjacent to the property

- Additional Features
- Gas central heating
 - Double glazing
 - Good internal storage throughout

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/Diner 13'0" x 20'11" (3.98 x 6.4)

Kitchen 8'9" x 9'6" (2.68 x 2.9)

Bedroom 1 13'1" x 11'0" (4.00 x 3.37)

Bedroom 2 11'7" x 9'7" (3.55 x 2.94)

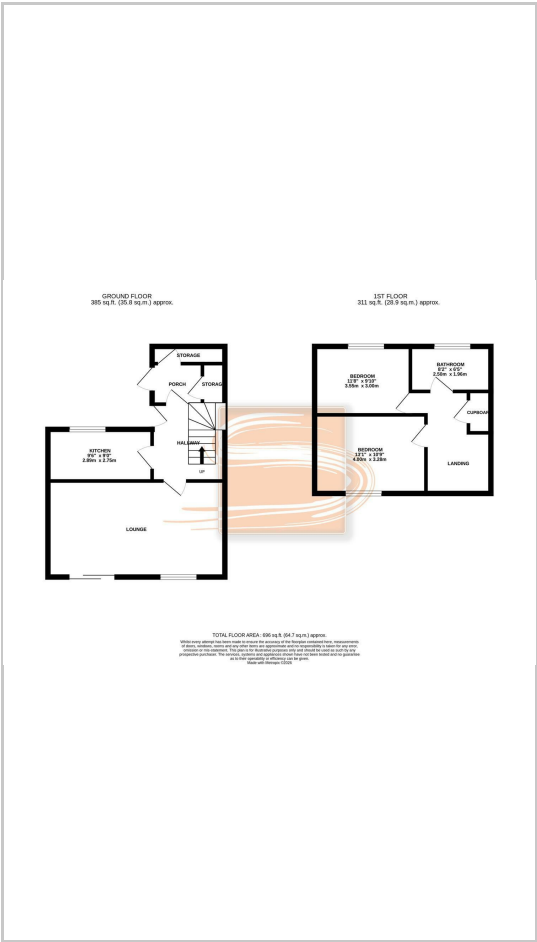
Bathroom 8'2" x 6'5" (2.5 x 1.96)

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

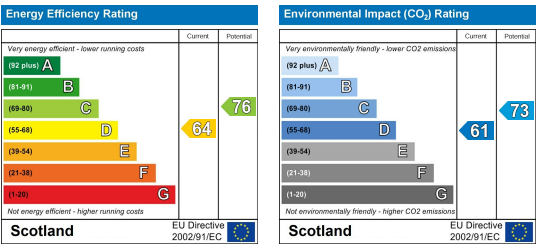
Area Map



Floor Plans



Energy Efficiency Graph



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