



31 Pennelton Place

Bo'ness, EH51 0PD





Property Summary

Located in the town of Bo'ness, this three-bedroom terraced home enjoys easy access to local shops, schools, parks, and everyday amenities, making it well-suited to family living and first-time buyers alike. The area also benefits from convenient transport connections to surrounding towns and commuting routes across the Central Belt. Inside, the property offers bright, practical accommodation, including a living/dining room with a fireplace and sunny sliding doors, a breakfasting kitchen, and three well-proportioned bedrooms. Outside, private gardens, decked to the rear, with a shed, provide useful outdoor space for relaxing, gardening, or family use, while on-street parking adds further convenience.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

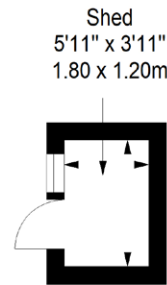
Property Features

- Terraced house in Bo'ness
- Part of an established residential neighbourhood
- Hall with WC and under-stairs storage
- Living/dining room with fireplace and sunny sliding door
- Breakfasting kitchen with fitted units
- Landing with storage
- Spacious main bedroom
- Two more sunny bedrooms
- Three-piece shower room
- Private gardens with a shed
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C

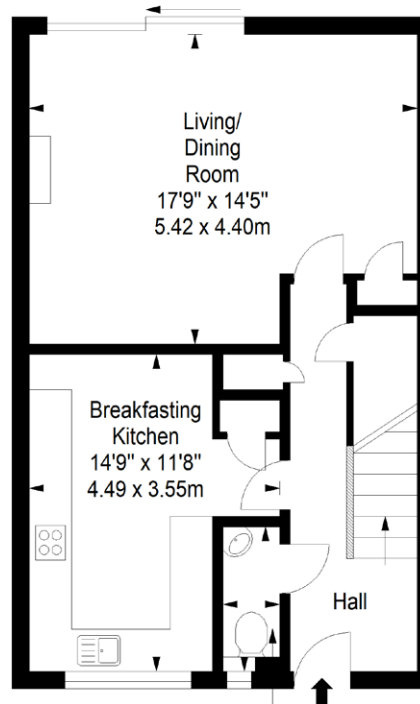


Floorplan

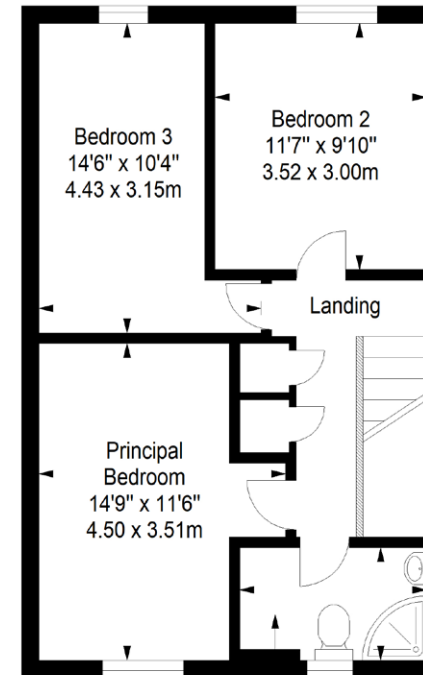
Shed
Approx. 2.2 sq. metres (23.7 sq. feet)



Ground Floor
Approx. 49.8 sq. metres (536.1 sq. feet)



First Floor
Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 99.6 sq. metres (1072.2 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106