



sneddons
solicitors & estate agents



54 Hadrian Way

Bo'ness, EH51 9QN

Offers over £95,000



CLOSING DATE FRIDAY 31ST JULY 12 NOON - ANY OFFERS SUBMITTED THROUGH SOLICITOR TO property@sneddons.com

This property presents an excellent opportunity for those looking to settle in a friendly neighbourhood. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress with its appealing features and prime location. Do not miss the chance to make this lovely house your new home.



Description

CLOSING DATE FRIDAY 31ST JULY 12 NOON - ANY OFFERS SUBMITTED THROUGH SOLICITOR TO property@sneddons.com

54 Hadrian Way, Bo'ness – End-Terrace Home in Move-In Condition with Excellent Potential

This property is an appealing end-of-terrace family home located within a popular residential area of Bo'ness. Presented to the market in move-in condition, it offers an ideal opportunity for a first-time buyer or an investor seeking an attractive buy-to-let. With generous room sizes and plenty of scope to put your own stamp on the property, it balances comfort with potential.

The accommodation begins with a welcoming hallway leading into a good-sized lounge. This bright, dual-aspect space enjoys outlooks to both the front and rear and provides ample room for a dining area, making it a flexible hub for everyday living.

The kitchen sits to the rear and offers excellent storage, complimentary worktops, and direct access to the rear garden. The garden is primarily laid to grass, providing a blank canvas for landscaping, play space, or outdoor seating.

Upstairs, the property features two double bedrooms, both well-proportioned. Bedroom One benefits from built-in storage, while the bathroom includes a shower over the bath, offering practical family convenience.

The home has been freshly painted in neutral tones, creating a clean and modern backdrop throughout. Further benefits include gas central heating and on-street parking.

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 18'0" x 7'11" (5.5 x 2.42)

Kitchen 10'9" x 7'11" (3.30 x 2.42)

Bedroom 9'2"x 9'1" (2.8x 2.78)

Bedroom 2 8'6" x 12'1" (2.6 x 3.7)

Bathroom 8'8" x 6'2" (2.66 x 1.88)

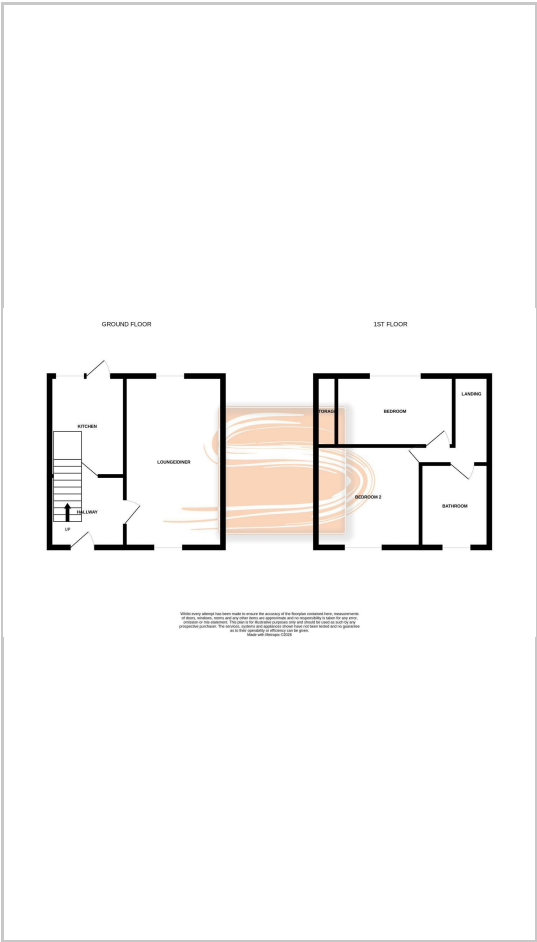
Contact Us

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

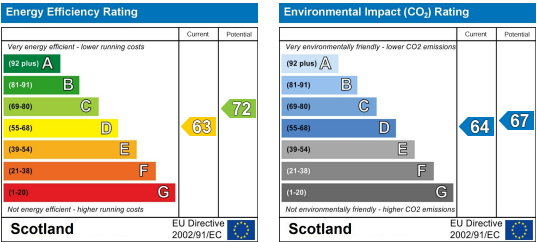
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.