

# Peterkin & Kidd

Solicitors and Estate Agents

**93**

**STEWART AVENUE  
BO'NESS, EH51 9NJ**



**OFFERS OVER £93,000**

# 93

## STEWART AVENUE BO'NESS, EH51 9NJ

This traditional upper flat, renovated 2026, would make an ideal starter flat for a first time buyer. It now offers contemporary fixtures and fittings and enjoys panoramic views to the River Forth and Fife to the rear.

Stone steps lead up to the property which is accessed via a uPVC door. The vestibule has a door to the modern shower room and a door to the living room and the remainder of the accommodation.

The living room is light and bright and has a feature fireplace with cast iron and decorative tiled inset and a shelved press.

The kitchen is fitted with white gloss, soft-close wall and base units with stainless steel sink and drainer, complementary worksurfaces and upstand. The ceramic hob, extractor hood, fridge/freezer and microwave are included in the sale but are not warranted. A cupboard houses the boiler.

The double bedroom has ample space for freestanding furniture, a built-in louvre door wardrobe, shelved cupboard and additional overhead storage. The window to the rear has uninterrupted views towards the River Forth and Fife.

The fully tiled shower room is fitted with a wash hand basin, WC and shower cubicle with Mira Sport shower.

### ACCOMMODATION

Vestibule  
Living room  
Fitted kitchen  
Double bedroom  
Shower room

Gas central heating, double glazing

### EXTRAS

All fitted carpets, floor coverings, hob, extractor hood and the microwave are included in the sale but are not warranted.





## PARKING

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On-street parking is available.

## VIEWING

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By appointment with Property Department, Linlithgow on 01506 840000.  
WHAT3WORDS  
meanders.blazers.chose

## SITUATION

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Bo'ness is an historical and expanding town with a wide range of excellent local amenities including primary and secondary schooling, specialist shops, library, Hippodrome Cinema, Kinneil House and the steam railway. It also has access to the John Muir Way with walks to Blackness and beyond.

The town is ideally situated for commuting with the M9 North and South and the M8 motorway easily accessible. Edinburgh Airport is c 12 miles away (approximately 15 minutes' drive) with a railway link from Linlithgow only a short drive away, offering frequent, direct routes to Glasgow and Edinburgh and the Central Belt.

## OTHER

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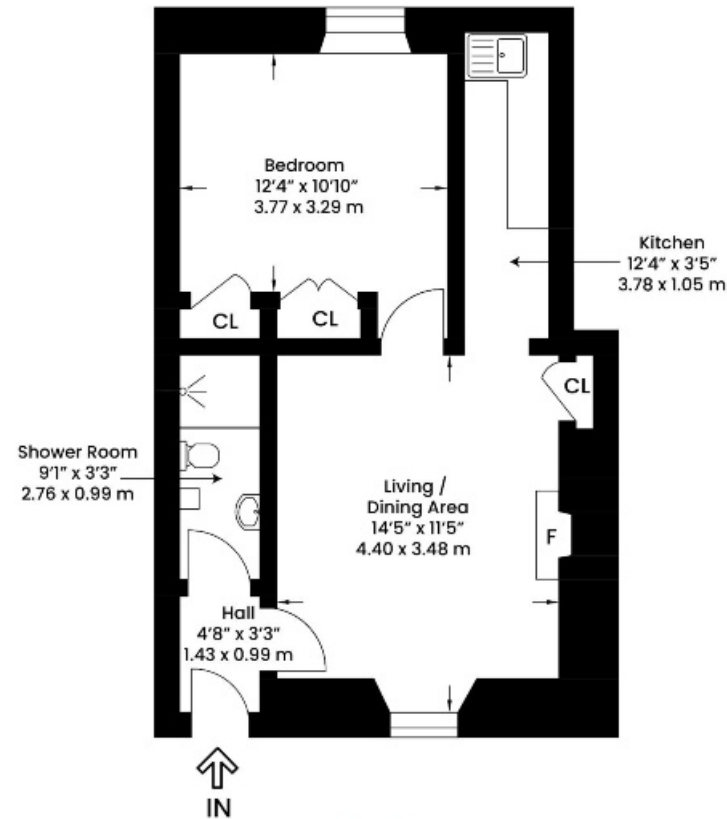
COUNCIL TAX BAND: A

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
vistaBee 2020

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*We can open doors for you*

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