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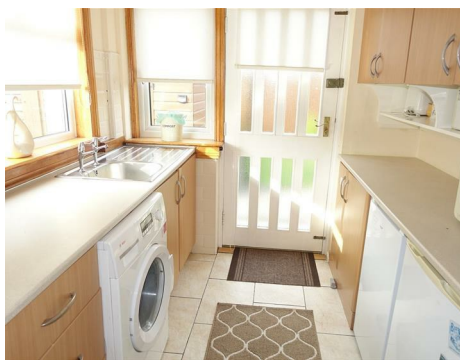
108 Linlithgow Road

Bo'ness, EH51 0HX

Offers over £145,000



108 Linlithgow Road is a well-maintained home with generous proportions, excellent natural light and a plot that truly enhances its appeal. Viewing is essential to appreciate the space, condition and potential this property offers.



Description

A bright, well-proportioned semi-detached villa set on a generous corner plot, 108 Linlithgow Road offers move-in comfort with clear potential to personalise. The home combines spacious rooms, good natural light and practical outdoor space, making it an appealing choice for a range of buyers.

This attractive villa sits on a sizeable corner plot with gardens to the front, side and rear, along with a driveway and timber garage. The layout is both functional and flexible, with well-kept interiors that allow you to settle in immediately while still offering scope to modernise or style to your taste.

Bright dual-aspect lounge — A generous, airy living space with windows to the front and rear, a gas fire as the focal point, and ample room for a dining table.

Well-equipped kitchen — Fitted with plentiful storage units, complementary worktops, gas cooker, washing machine, fridge and freezer. Direct access to the garden enhances everyday convenience.

Two double bedrooms — Both spacious and light. Bedroom one includes a built-in storage cupboard. Both rooms currently feature standalone wardrobes.

Shower room — Completing the upper accommodation with a clean, practical layout.

Key Features: Gas central heating, double glazing, good internal storage, off-street parking via driveway, timber garage, enclosed rear garden mainly laid to lawn and additional lawned gardens to the front and side.

Outdoor Space - The enclosed rear garden offers a private, secure space ideal for relaxing or entertaining, while the front and side gardens add kerb appeal and potential for landscaping. The driveway provides comfortable off-street parking and leads to the timber garage for further storage or workshop use.

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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 9'10" (5.5 x 3.0)

Kitchen 8'10" x 6'6".9'10" (2.7 x 2..3)

Bedroom 1 8'6" x 14'6" (2.6 x 4.42)

Bedroom 2 9'10" x 11'0" (3.00 x 3.37)

Shower Room 5'4" x 6'2" (1.65 x 1.9)

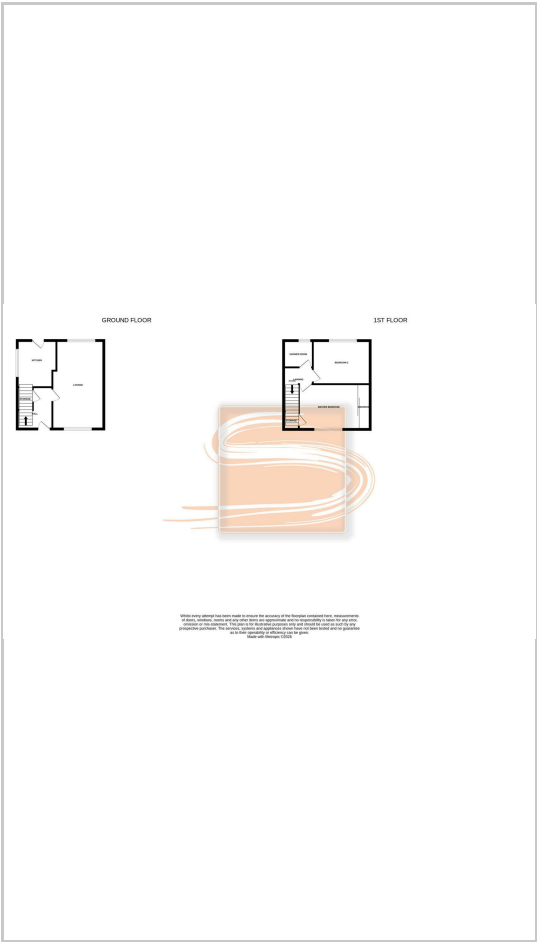
Contact Us

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

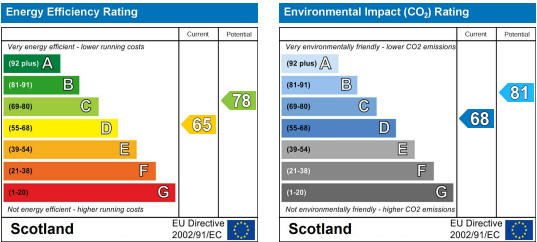
Area Map



Floor Plans



Energy Efficiency Graph



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