

# Peterkin & Kidd

Solicitors and Estate Agents

## 38

RITCHIE PLACE  
BO'NESS, EH51 9TU



**OFFERS OVER £265,000**

# 38

## RITCHIE PLACE BO'NESS, EH51 9TU

This linked-detached villa enjoys a cul-de-sac setting with open aspects to the front and rear.

A uPVC door with glazed panel and side panel leads to the hall with a cloaks cupboard.

The living room is to the front of the property with ample space for freestanding furniture and a large understair cupboard.

An astragalled door leads through to the open plan kitchen / dining room. The kitchen is rear facing and fitted with a range of wall and base units with stainless steel sink and drainer, co-ordinating work surfaces and tiling to splashback. The white goods include a 5 ring gas hob, extractor hood, oven, washing machine, fridge and dishwasher. The dining room has space for freestanding furniture and a window to the garden. A door leads to the rear garden.

A carpeted staircase leads to the upper floor with a shelved linen cupboard and 3 bedrooms.

Bedroom 1 is to the rear with space for freestanding furniture and a built-in wardrobe. A hatch gives access to the attic. A window to the rear offers open aspects with views towards the Ochil Hills.

Bedroom 2 is to the front and has space for freestanding furniture, a built-in wardrobe and a window offering open aspects.

Bedroom 3 is also to the front with space for freestanding furniture, an over stair cupboard with hanging rail and open views to the cul-de-sac.

The wet-wall panelled bathroom completes the accommodation and is fitted with a wash hand basin, WC and spa bath with wall-mounted shower, curtain and rail. The fittings are included in the sale.

### ACCOMMODATION

Entrance hall  
Living room  
Fitted kitchen open plan to dining room  
3 bedrooms  
Bathroom

Gas central heating, double glazing

### EXTRAS

All fitted floor coverings, carpets, curtains, blinds, white goods as specified and the bathroom fittings are included in the sale.

### GARDEN

There are gardens to the front and rear of the property. The front garden is laid to lawn with a rockery bed. A gate at the side leads to the fully enclosed rear garden which is laid to lawn with screen hedging.





## GARAGE AND DRIVEWAY

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There is a single garage to the side with up and over door and a window and door to the rear. The freezer is included in the sale. The monobloc driveway provides off-street parking.

## SITUATION

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Bo'ness is an historical 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.

## VIEWING

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By appointment with Property Department, Linlithgow on 01506 840000.

## OTHER

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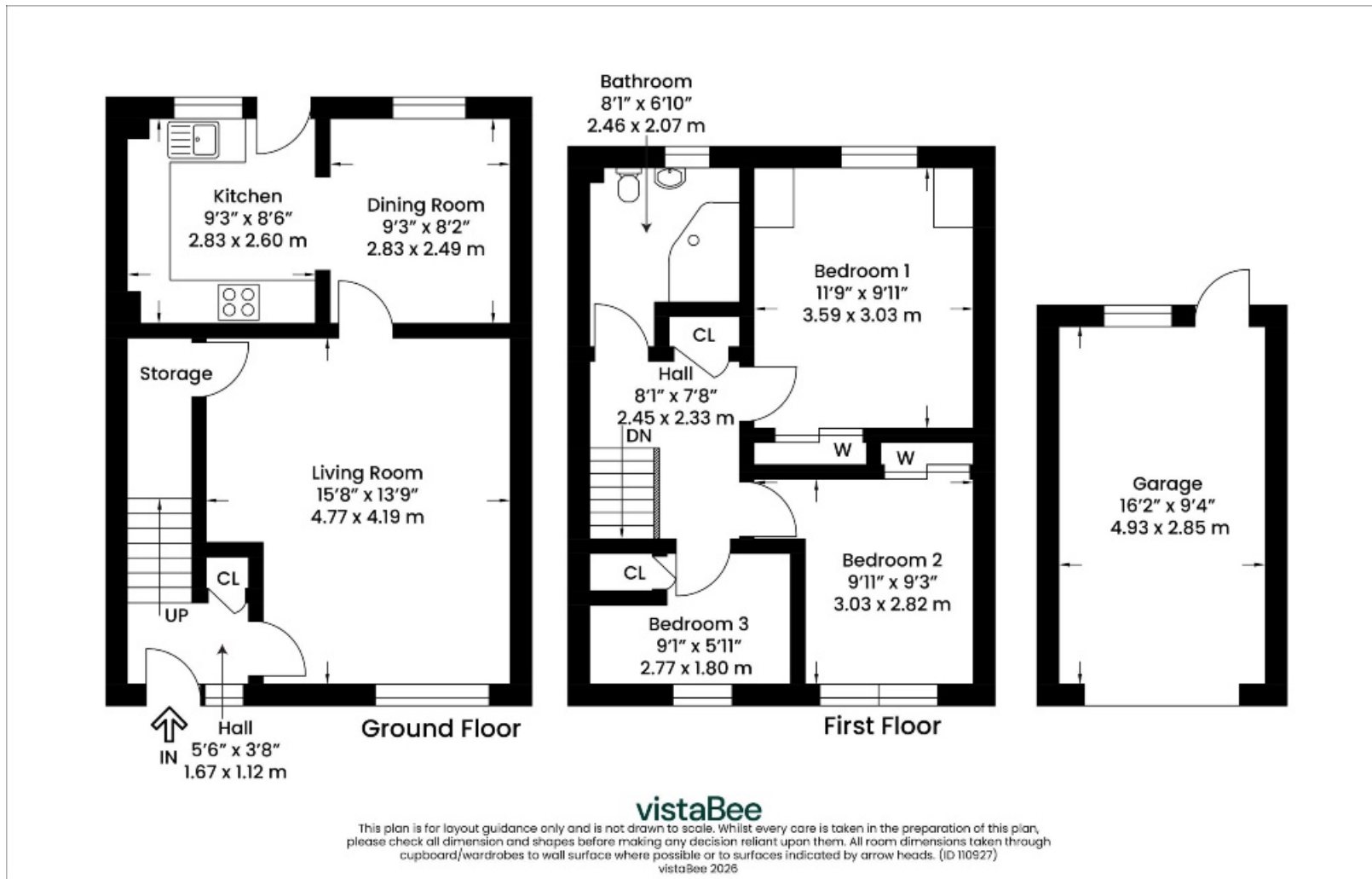
COUNCIL TAX BAND: E

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.



# Peterkin & Kidd

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*We can open doors for you*

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