



114 North Street, Bo'ness

Offers Over £80,000





## 114 North Street

Bo'ness

Spacious two bedroom upper villa ideally positioned in central Bo'ness, offering generous proportions and plenty of traditional character. With its own private entrance, parking space, high ceilings, sash & case windows and well proportioned rooms throughout, the property also benefits from excellent storage and a flexible layout. A characterful home combining space, convenience and a highly accessible town-centre location.

- Spacious Two-Bedroom Upper Villa
- Own Private Parking Space
- Own Private Entrance
- Large, Light-Filled Rooms
- Impressive High Ceilings
- Traditional Sash & Case Windows
- Prime Central Bo'ness Location
- Excellent Storage Throughout



### Entrance/Hallway

Private Entrance. Set right in the heart of Bo'ness, the property is approached from the private parking area just off North Street. From here, an external staircase leads to your own private front door, giving the home a pleasing sense of separation from the town centre below. Step inside and a private staircase rises to the main accommodation, where the property begins to open up into a surprisingly spacious two-bedroom home. Town-centre convenience, private access and parking right outside. It's a combination that makes everyday life that little bit easier.

### Living Room

11' 2" x 13' 9" (3.40m x 4.20m)

Living Room. Light, Space and Character. Positioned to the rear of the property, the living room is a wonderfully spacious and inviting room, with high ceilings adding to the impressive sense of space. Two large sash and case windows allow natural light to pour in, creating a bright and airy feel throughout the room while adding a lovely touch of traditional character. Generous proportions give you plenty of flexibility for both relaxing and entertaining. A bright, characterful room with the space to really make it your own.



## Kitchen

12' 6" x 12' 10" (3.80m x 3.90m)

Kitchen. Generous Kitchen with Plenty of Potential.

Positioned to the front of the home, the kitchen is a surprisingly spacious room, fitted with a good range of modern units and offering plenty of worktop and storage space. Its generous proportions also offer real flexibility. For those looking to put their own stamp on the home, there is scope to reconfigure the layout to create space for a dining table, turning it into a more sociable kitchen and dining area. A practical kitchen as it stands, with the space and potential to adapt as your needs change.

## Bathroom

6' 11" x 10' 10" (2.10m x 3.30m)

Bathroom. Generous and Practical. The bathroom is another well-proportioned room, offering plenty of space and a clean, functional layout. A full-size bath is complemented by a separate white porcelain shower enclosure, giving you the choice of a quick shower or a relaxing soak. Bright, practical and generously sized, it completes the accommodation perfectly.





### **Bedroom 1**

10' 10" x 11' 2" (3.30m x 3.40m)

Bedroom 1. Spacious, Bright and Full of Character. Positioned to the rear of the home, the principal bedroom is an impressively generous double, with high ceilings enhancing the wonderful sense of space. Two large sash and case windows flood the room with natural light, while the proportions leave plenty of room for additional bedroom furniture without compromising on space. A large walk-in closet provides excellent storage and helps keep the bedroom itself beautifully uncluttered. Bright, spacious and practical, this is a principal bedroom that delivers on both character and comfort.

### **Bedroom 2**

7' 3" x 10' 10" (2.20m x 3.30m)

Bedroom 2. Bright and Comfortable Double. Positioned to the front of the home, the second bedroom is another well-proportioned double, continuing the sense of space found throughout the property. High ceilings give the room an open, airy feel, while the front-facing window brings in plenty of natural light. A comfortable and versatile second bedroom with ample space for bedroom furniture, equally well suited as a guest room, child's bedroom or home office.





### **Allocated parking**

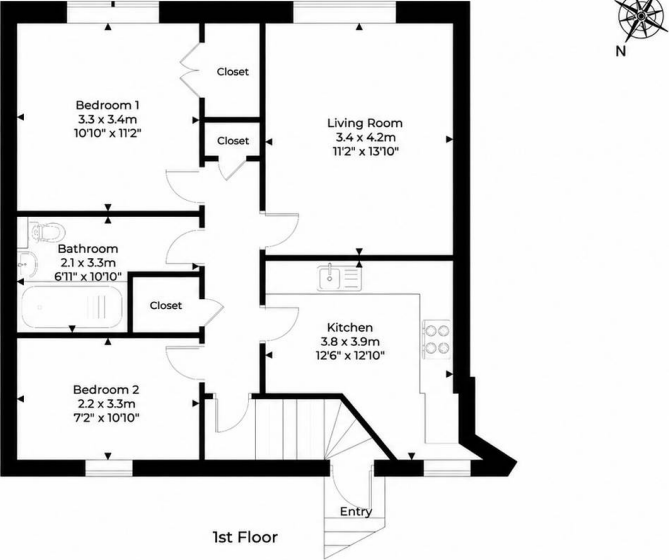
#### **1 Parking Space**

Private Parking. A Rare Town-Centre Bonus. The property benefits from its own private parking space, positioned conveniently beside the home – a real advantage in such a central location. With shops and amenities on your doorstep and the harbour just moments away, you can park up at home and enjoy the best of Bo'ness on foot.





114 North St Boness EH51 9NF  
Approximate Gross Area  
64 sq m /689 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.





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