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solicitors & estate agents



## 13 Liddle Drive

Bo'ness, EH51 0PA

**Offers over £159,995**



Spacious end-terraced house in a sought-after location! Viewing is essential of this lovely family home which is move-in ready yet full of potential.



Description

13 Liddle Drive, Bo'ness PRICE REDUCTION

Situated in a highly sought-after and popular locale, 13 Liddle Drive presents a spacious end-of-terrace family home presented to the market in move-in condition, while still offering ample scope to personalise and make it your own.

Ground Floor

Welcoming reception hallway with useful under-stair storage

Bright and spacious lounge overlooking the rear garden

Versatile utility room just off the lounge – ideal as a home office or, subject to planning, potential to extend into the lounge to create a dining area

Well-proportioned kitchen diner with a range of base and wall units, complementary worktops, and additional storage in the dining area

Convenient WC completing the downstairs accommodation

Upper Level

Three double bedrooms, offering generous proportions

Modern shower room with contemporary fittings

Bedroom one includes a stand-alone wardrobe

Further storage available on the landing

External Features

Low-maintenance gardens to the front and rear

Enclosed rear garden, perfect for families or outdoor relaxation

Gas central heating and double glazing throughout

Ample Parking in the communal car park

Excellent storage options across both levels

This lovely property combines practicality with potential, making it an ideal choice for families or first-time buyers. Viewing is essential to fully appreciate the space, flexibility, and lifestyle this home has to offer

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 14'11" x 11'6" (4.56 x 3.53)

Kitchen Diner 15'1" x 8'6" (4.6 x 2.6)

Utility Room 11'1" x 5'9" (3.4 x 1.76)

WC 6'2" x 2'9" (1.9 x 0.85)

Bedroom 1 14'9" x 8'10" (4.5 x 2.7)

Bedroom 2 14'1" x 7'6" (4.3 x 2.3)

Bedroom 3 11'5" x 9'10" (3.5 x 3.00)

Shower Room 5'2" x 5'10" (1.6 x 1.8)

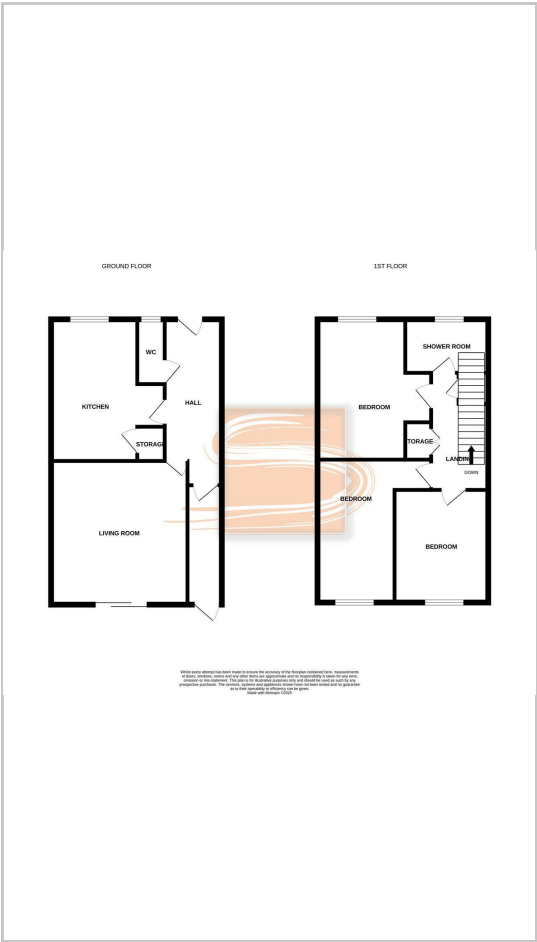
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).

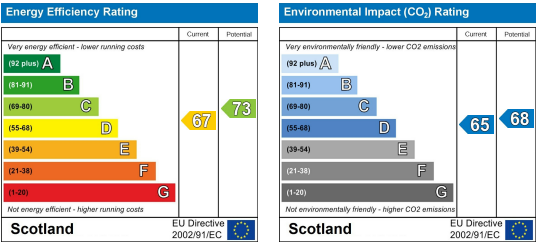
Area Map



Floor Plans



Energy Efficiency Graph



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