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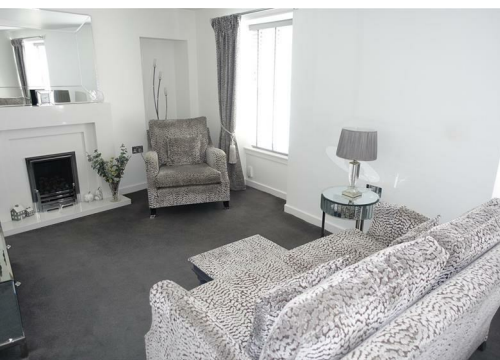
9A South Street

Bo'ness, EH51 0EA

Offers over £85,000



A beautifully presented first-floor flat in the heart of Bo'ness town centre, 9A South Street offers truly walk-in condition throughout. Accessed from the rear via a well-kept communal stairwell, the property immediately impresses with its high standard of finish and thoughtful layout.



Description

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The welcoming reception hallway includes a useful built-in storage cupboard. The modern kitchen features an excellent range of wall and base units, complementary worktops, ceramic hob, electric oven, and integrated appliances including fridge-freezer and washing machine. The bright and spacious lounge enjoys a double-aspect outlook towards South Street, filling the room with natural light.

The generous double bedroom benefits from two built-in wardrobes, while the stylish bathroom is finished to the same high standard as the rest of the flat. Traditional features such as sash-and-case windows and high ceilings add charm and character, complemented by gas central heating and excellent storage throughout.

Externally, there is a communal bin storage area to the rear. This lovely flat will appeal to a range of buyers, including first-time purchasers and buy-to-let investors seeking a property in immaculate condition in a prime central location.

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 9'10" x 16'3" (3.00 x 4.97)

Kitchen 8'6" x 10'7" (2.60 x 3.25)

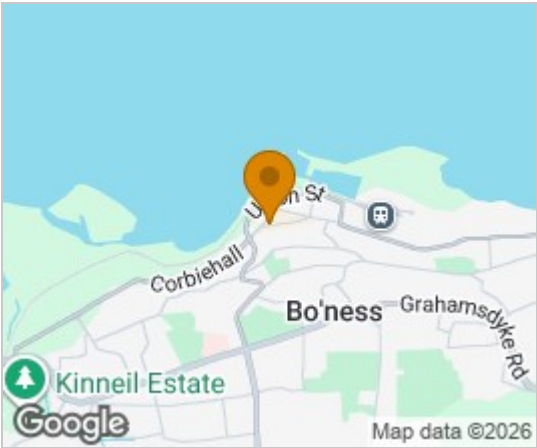
Bedroom 9'10" x 10'9" (3.00 x 3.3)

Bathroom 4'7" x 6'6" (1.4 x 2.00)

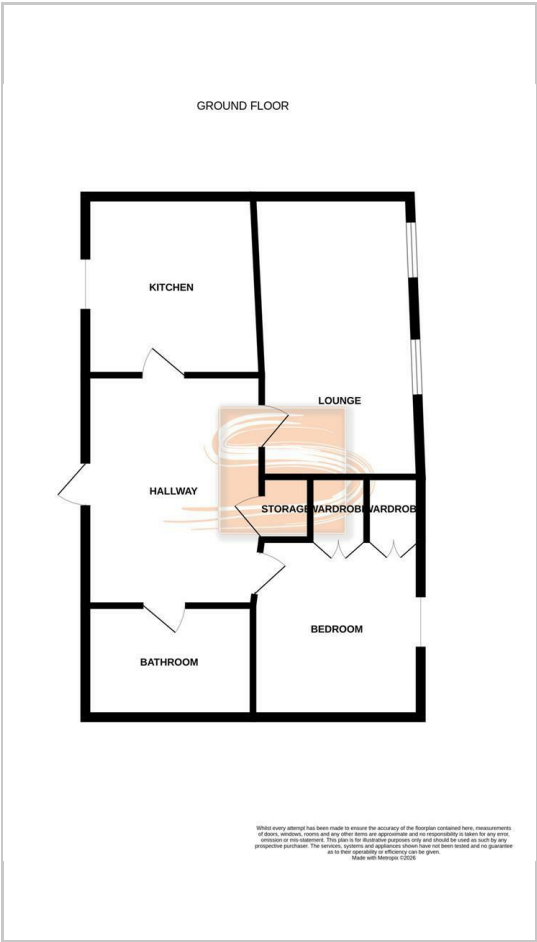
Contact Us

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

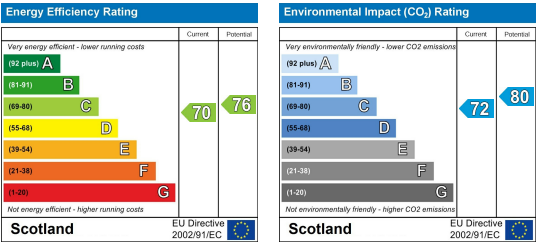
Area Map



Floor Plans



Energy Efficiency Graph



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