

Peterkin & Kidd

Solicitors and Estate Agents

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PENNELTON PLACE
BO'NESS, EH51 0PD



OFFERS OVER £125,000

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Ideal for a first time buyer, this semi-detached villa is presented to a high standard throughout and is in walk-in condition.

A timber and glazed door leads to the hall with a cupboard, an open understair area and a door leading to the rear vestibule which has a cupboard housing the boiler and fuse box and a timber and glazed door to the rear garden.

The well-proportioned living room has a window to the rear garden and ample space for freestanding furniture.

The spacious kitchen /diner is fitted with a range of wall and base units with stainless steel sink and drainer, coordinating work surfaces and upstand. The white goods include a ceramic hob, oven, washing machine, slimline dishwasher and a fridge/freezer which are included in the sale but are not warranted. Space for table and chairs. Window to front.

A carpeted staircase leads to the upper floor and the remainder of the accommodation. There are 2 cupboards, one shelved and a hatch to the attic.

Bedroom 1 is to the front and has a built-in wardrobe and a matching chest of drawers. A window offers open aspects.

Bedroom 2 is to the rear and has space for freestanding furniture and a window offering open aspects.

There is a box room to the rear which is currently used as a dressing room but could equally be a nursery or home office.

The bathroom completes the accommodation and is fitted with a recessed wash hand basin in vanity unit, WC and bath with drench head shower and separate hand held shower and glass screen. Wet wall panelling and window to front. Ladder style radiator. The fittings are included in the sale.

ACCOMMODATION

Entrance hall, rear vestibule

Living room

Fitted dining kitchen

2 double bedrooms, box room

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. The two settees, the dining table and chairs and the double bed may be available separately.

GARDEN

There are low maintenance, fully enclosed gardens to the front and rear. The front garden is paved with a central feature and shrubs. The garden to the rear has a patio area and a gate to the side.





PARKING

On-street parking is available.

SITUATION

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

By appointment with Property Department, Linlithgow on 01506 840000.

WHAT3WORDS
hillsides.searching.uproot

OTHER

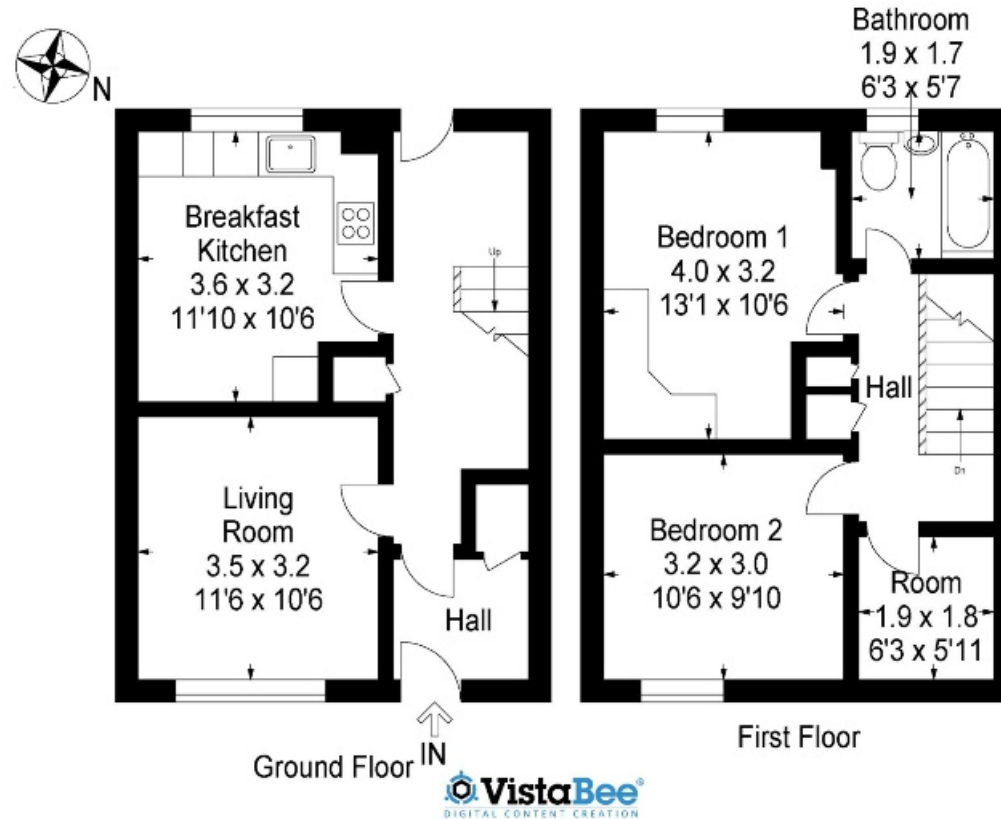
COUNCIL TAX BAND: B

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.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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We can open doors for you

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