

Peterkin & Kidd

Solicitors and Estate Agents

KINGGLASS COTTAGE

BORROWSTOUN ROAD
BO'NESS, EH51 9RP



OFFERS OVER £295,000

KINGLASS COTTAGE

BORROWSTOUN ROAD BO'NESS, EH51 9RP

This individual, well-maintained and well-proportioned detached bungalow offers flexible space and sits on a generous plot in a sought after area of the expanding town of Bo'ness.

The property is bounded by a wall to the front with central gate. Access to the bungalow is via twin entrance doors which lead to the split-level, bay-windowed hall with seating area.

To the far side of the property, there is a spacious breakfasting kitchen with dual aspects, fitted with a range of wall and base units, a breakfast bar, stainless steel sink and drainer, complementary worksurfaces and tiling to splash back. The ceramic hob, oven, extractor hood, fridge/freezer, dishwasher and the automatic washing machine and tumble dryer are included in the sale but are not warranted. A door leads to the rear vestibule with access to the garden.

French doors lead to the front-facing, cosy living room with gas fire and feature fireplace, a display recess and ample space for freestanding furniture. A door leads to the inner hall with a shelved linen cupboard and cloaks cupboard.

There is a shower room which is fully tiled and fitted with a wash hand basin, WC and corner shower and has a window to the rear.

Off the main hall there are 2 double bedrooms, both rear facing and both with built-in wardrobes and ample space for freestanding furniture.

At the other side of the hallway, there is a bright and spacious split-level family room which has a window to the front and French doors opening out to the garden. The gas fire provides an attractive focal point and is included in the sale.

ACCOMMODATION

Hall with bay windowed seating area
Living room
Split-level family room
Fitted breakfasting kitchen
2 double bedrooms
Shower room

Gas central heating, double glazing, alarm system

EXTRAS

All fitted carpets, floor coverings, curtains, blinds, light fittings, gas fires, the white goods as specified and the garden shed are included in the sale.

GARDENS

There are well-tended gardens to the front, side and rear of the property. The front garden has chipped beds with mature shrubs and bushes. The screened garden to the rear has a patio, a raised lawn with mature shrubs and bushes and a pergola and further patio. There are soft fruit beds, two apple trees and a pear tree. There is a further patio to the side and a garden shed and bin store area. There is an additional area to the rear of the garage for screened storage. The storage box is excluded from the sale.





GARAGE

There is a detached garage to the side with up and over door, overhead storage, power and light and a window and door to the rear. The freezer is excluded from the sale.

The wide monobloc driveway provides off-street parking for several cars.

VIEWING

Strictly by appointment with Property Department, Linlithgow on 01506 840000.

WHAT3WORDS
guru.skis.soups

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.

OTHER

COUNCIL TAX BAND: E

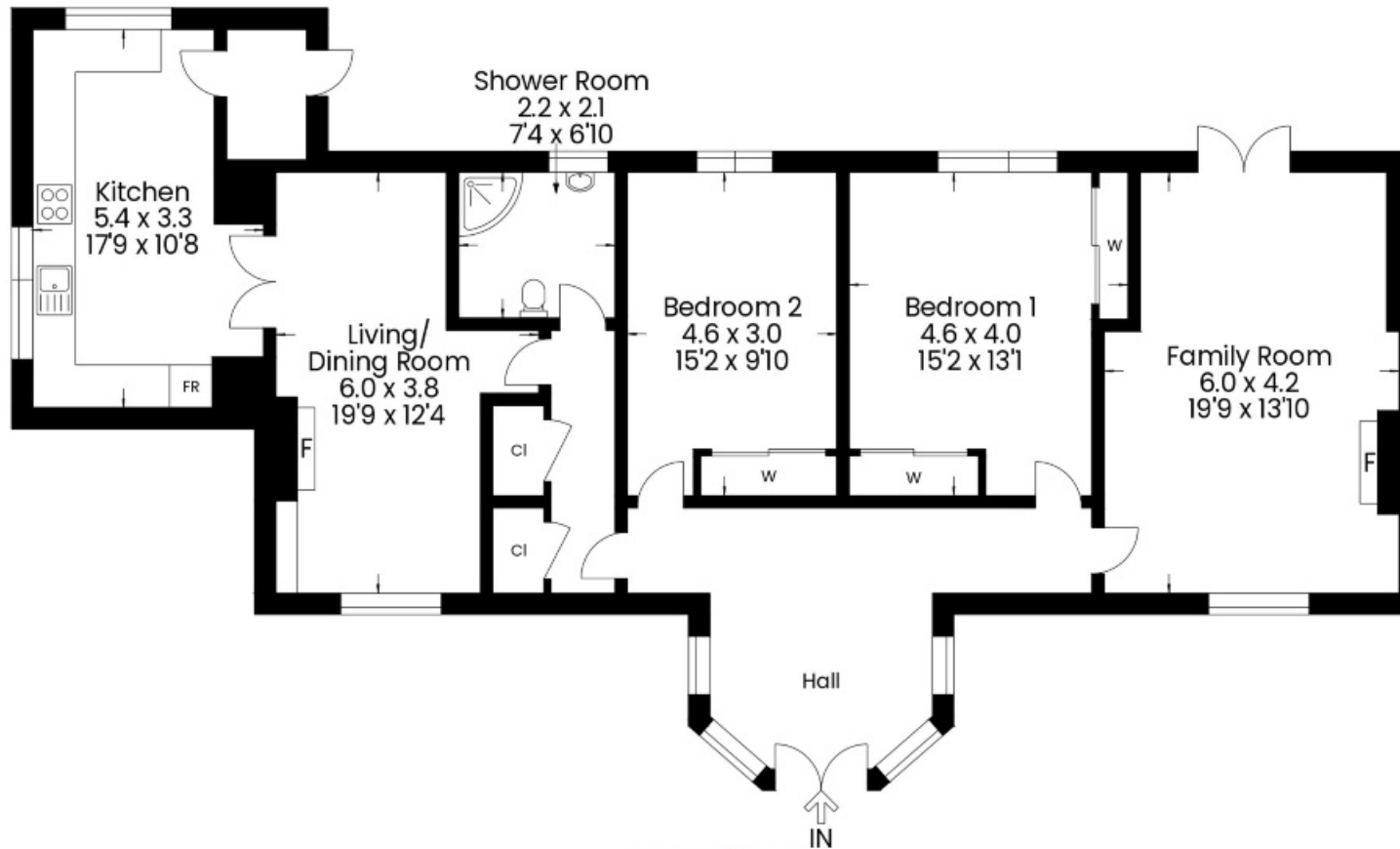
The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



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.

EPC:D



vistaBee

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)
VistaBee 2025

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We can open doors for you

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