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31 Newtown Street,
Bo'ness EH51 9HN

A spacious main door upper villa with drive and private garden enviably situated minutes from all the town has to offer

3 Bed | 1 Bath | 1 Reception

31 Newtown Street is a main door upper villa with drive and private garden quietly situated minutes from the town centre. An ideal family home the accommodation extends to around 1,000 square feet with generously proportioned rooms and good storage. The sitting room has twin south facing windows flooding the room with light and has plenty of space for family and friends, as does the breakfasting kitchen. There are three large double bedrooms and an extensively tiled bathroom with shower over the bath. Additional benefits include ample storage space the same size as the flat in the attic, gas central heating and double glazing.

Features

- Entrance stair and hall
- Lovely large sitting room with focal point fireplace
- Three generous double bedrooms
- Kitchen/breakfast room
- Extensively tiled bathroom with shower
- Gas central heating
- Double glazing
- Generous attic storage space
- EPC Rating C

Fixed Price £110,000

Newtown Street,
Bo'ness,
Stirlingshire, EH51 9HN

SquareFoot

Approx. Gross Internal Area
992 Sq Ft - 92.16 Sq M
For identification only. Not to scale.
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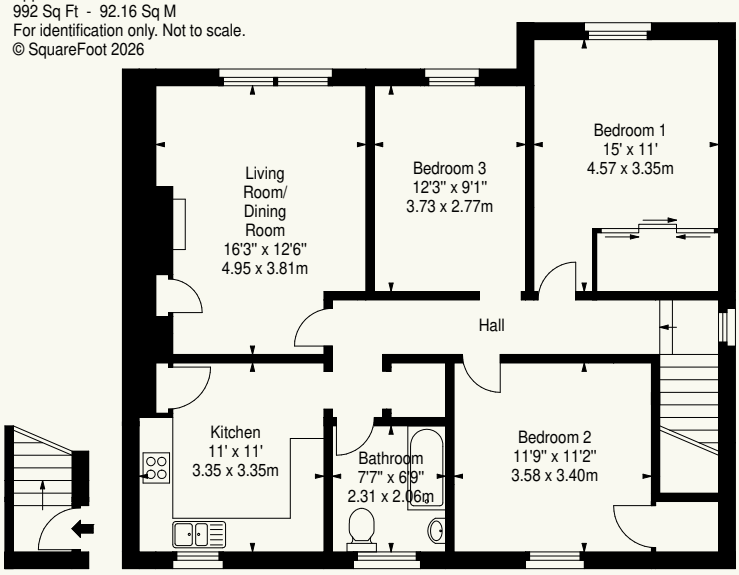

Bo'ness is a increasingly popular town located on the southern shores of the Firth of Forth, approximately 17 miles from Edinburgh, 7 from Falkirk and 33 from Glasgow. Indeed, the town is ideally placed for commuters throughout the central belt via the M8 and M9. Historic Linlithgow (3 miles) also offers a main line rail link to Edinburgh and Glasgow and a number of towns in between. A strong community, the town itself plays host to an annual children's fair festival as well as numerous other events throughout the year including a weekly foreshore parkrun. The oldest cinema in Scotland, historic Kinneil House, grounds and Museum, Blackness Castle, a Motor Museum and a Railway Museum all attract visitors from far and wide. There are numerous cafes, restaurants and bars, as well as large branches of both Tesco and Lidl. The local schools cater for children from nursery through to senior level.

FOR VIEWING:

By appointment only

Contact Lindsays on:

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.