



Solicitors  
Estate Agents

**Sneddon**  
& Son SSC

Fixed Price  
£59,950

189 Dean Road,  
Bo'ness, West Lothian.



❖ Lower Villa

❖ Hallway

❖ Lounge

❖ Kitchen

❖ Double Bedroom

❖ Bathroom

❖ Double Glazing

❖ Gas Central Heating

❖ Gardens

❖ **£10,050 OFF HOME REPORT VALUE**

1 South Street, Bo'ness, EH51 0EA.  
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## 189 DEAN ROAD, BO'NESS, WEST LOTHIAN, EH51 0HQ.

Spacious lower villa in popular residential area of Bo'ness offering good sized living accommodation. Comprises hallway, lounge, kitchen, double bedroom and bathroom. Gardens to the front and the rear of the property. The property benefits from gas central heating and double glazing. Some cosmetic upgrading would be beneficial. Viewing is recommended to appreciate the property on offer.

The expanding town of Bo'ness that has amenities to meet everyday needs including shops, banks, post offices, health centre, Tesco and Lidl supermarkets plus schools at both Primary and Secondary levels. Recreational needs are also well provided for by way of public parks, harbour, the River Forth, golf courses and leisure centre with swimming pool. Bo'ness is also ideally placed for the commuter with major access roads allowing for ease of movement outwith the area. It is also worth noting the proximity to Linlithgow that provides additional facilities and a Railway Station with regular service to Edinburgh and that the property lies close to the proposed waterfront regeneration area.

### ACCOMMODATION

#### HALLWAY

Entered via a partially glazed security door. Laminate Flooring. Doors leading to the lounge, bedroom and bathroom. Radiator. Large

walk-in storage cupboard. Power points.

#### BATHROOM

1.80m x 1.80m (5'11 x 5'11)

The bathroom comprises a white suite including a bath with overhead electric shower. W.C. and wash hand basin. Part tiled walls. Laminate flooring. Radiator. Opaque window to the rear.

#### LOUNGE

5.21m x 3.36m (17'1 x 11'0)



Good sized lounge has windows to the front. Gas fire. Coved ceiling. Laminate flooring. Radiator. Cable television, power and telephone points. Door to the kitchen.

#### KITCHEN

3.85m x 1.96m (12'7 x 6'5)



The kitchen has been fitted with base and wall units with matching worktops. Freestanding electric cooker. Stainless sink with drainer. Laminate flooring. Plumbing and space for an automatic

washing machine. Shelved storage cupboard. Extractor fan. Window to the rear.

#### BEDROOM ONE

3.71m x 3.09m (12'2 x 10'2)



Spacious bedroom with window to the rear. Built-in wardrobes. Radiator. Power points.

#### GARDENS



The property has a large grassed area to the front and a grassed drying area to the rear.

#### EXTRAS

All fitted kitchen appliances, blinds, light fittings and fitted floor coverings.

#### VIEWING

By appointment on 01506 821144 or 01506 826232.

*Sneddon & Son, S.S.C., for themselves and their clients the owners, give notice that while these particulars are believed to be correct their accuracy is not warranted. All measurements are approximate only. Interested parties are advised to satisfy themselves as to all details and sizes of the property prior to submitting any offer. These particulars are for information only and are not intended to, nor shall they, form part of any contract relative to the property.*

If you have a property to sell then why not take advantage of our **FREE VALUATION** service - call our Property Department on 01506 821144 for a no obligation appraisal of your property.