



Solicitors
Estate Agents

Sneddon
& Son SSC

Fixed Price
£124,995

67 Sylvan Grove,
Bo'ness, West Lothian.



- ❖ End Terraced Villa
- ❖ Lounge
- ❖ Dining Room
- ❖ Kitchen
- ❖ Fully Enclosed Garden
- ❖ 3 Bedrooms
- ❖ Bathroom
- ❖ Double Glazing
- ❖ Gas Central Heating
- ❖ Extras

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67 SYLVAN GROVE, BO'NESS, EH51 0RB.

Well presented three bedroom end terraced villa in a sought after residential area. Comprises vestibule, lounge, diningroom, kitchen, 3 bedrooms and bathroom. Fully enclosed rear garden with decked area. Early viewing is highly recommended to avoid disappointment.

The expanding town of Bo'ness 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 which provides additional facilities and a Railway Station with regular service to Edinburgh, Glasgow and Stirling.

ACCOMMODATION

VESTIBULE

Entered via a partially glazed security door at the side of the property, the vestibule has laminate flooring, radiator, door leading to the lounge and window to the front.

LOUNGE

4.23m x 4.03m (13'10 x 13'3)



This good sized, lounge has windows to the front. Coved ceiling. Laminate flooring. Radiators. Power and telephone points. Archway leading to the dining room. Open staircase to upper level.

DINING ROOM

3.30m x 2.28m (11'0 x 7'6)



The dining room has French doors to the rear decked area. Coved ceiling. Laminate

flooring. Power points. Door leading to the kitchen

KITCHEN

3.20m x 1.90m (10'6 x 6'3)



The kitchen has recently been re-fitted with a range of base and wall units with contrasting worktops, tiled splashbacks and under unit lighting. Electric fan assisted oven, Induction hob and integrated cooker hood. Stainless steel sink with half bowl, drainer and mixer tap. Plumbing for an automatic washing machine. Laminate flooring. Window to the rear of the property.

BEDROOM ONE

3.28m x 2.52m (10'9 x 8'3)



Bedroom one has window to front. Built-in wardrobes and storage cupboard. Fitted carpet. Radiator. Power, television and telephone points. Carbon Monoxide alarm.

BEDROOM TWO

3.30m x 2.57m (11'0 x 8'5)

Bedroom two has window to rear. Fitted carpet. Radiator. Power points.

STUDY/BEDROOM THREE

2.31m x 1.62m (7'7 x 5'4)

Bedroom three/Study has window to rear. Fitted carpet. Radiator. Power points.

BATHROOM



Fitted with a white suite including bath with

screen and electric shower. W.C. and wash hand basin. Tiled walls. Vinyl flooring. Chrome heated towel rail. Down lighters. Opaque window to the side.

UPPER HALLWAY

Doors to all bedrooms and family bathroom. Fitted carpet. Access hatch to loft space.

GARDENS



The garden to the front and side are laid mainly to lawn bordered with mature shrubs and trees. The fully enclosed rear garden has a decked patio with views of the River Forth and the Ochil Hills also has a lawn bordered with pebbles. There is also a garden shed which is included in the sale.

VIEW FROM REAR GARDEN



EXTRAS

All fitted kitchen appliances, washing machine, fridge/freezer, blinds, fitted floor coverings and light fittings. The Garden Shed is also included.

VIEWING

By appointment on 01506 821144.



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.**