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Sneddon
& Son SSC

Offers Around
£87,500

21 Angus Road,
Bo'ness, West Lothian.



- ❖ Mid Terraced House
- ❖ Reception Hall
- ❖ Lounge
- ❖ Kitchen / Diner
- ❖ Shower Room
- ❖ 3 Double Bedrooms
- ❖ Gas Central Heating
- ❖ Double Glazing
- ❖ Gardens
- ❖ Home Report Available

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21 ANGUS ROAD, BO'NESS, WEST LOTHIAN, EH51 0BH.

Spacious 3 bed mid terraced villa in a popular residential area offering well proportioned living accommodation. Comprises hallway, lounge, kitchen / diner, 3 double bedrooms and shower room. Good sized garden to the rear of the property and chipped and paved garden to the front. The property benefits from gas central heating and double glazing. Viewing is highly recommended.

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

RECEPTION HALL

Entered via a partially glazed security door, the reception hall has a part glazed harwood door door leading to the lounge and carpeted stairs to the upper apartments. Window to the front. Fitted carpet. Telephone and power points. Small storage cupboard.

LOUNGE

4.54m x 4.34m (14'10 x 14'3)



This good sized lounge has a window to the front. Gas fire. Fitted carpet. Radiator. Power points.

Storage cupboard. Part glazed hardwood door with glazed side panel to kitchen / diner.

KITCHEN

4.00m x 3.07m (13'1 x 10'1)



Spacious kitchen has been fitted with a range of base and wall units with contrasting worktops. Stainless steel sink with drainer and mixer tap. Plumbing for automatic washing machine. Vinyl flooring. Radiator. Power points. Window to the rear. Door to the rear hallway.

REAR HALLWAY

Part glazed security door to the rear garden. Large walk-in cupboard.

BEDROOM ONE

4.55m x 2.90m (14'11 x 9'6)



Bedroom one has a window to the front. Fitted carpet. Radiator. Large storage cupboard with hanging rail. Power points.

BEDROOM TWO

3.37m x 3.08m (11'0 x 10'1)

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

BEDROOM THREE

2.96m x 2.46m (9'8 x 8'1)

Bedroom three has a window to the front. Fitted carpet. Storage cupboard with hanging rail. Radiator. Power points

SHOWER ROOM

1.94m x 1.77m (6'4 x 5'9)



The shower room comprises a white suite including a corner shower cubicle with electric shower. Vanity unit with wash hand basin and W.C. Vinyl flooring. Partially tiled walls. Radiator. Opaque window to the rear.

LANDING

Doors to the bedrooms and shower room. Access hatch to loft area. Shelved storage cupboard. Fitted carpet. Radiator. Power point.

GARDENS



The paved and chipped front garden with a planted border. The rear garden is mainly grass. There is also a garden shed.

EXTRAS

Fitted kitchen appliances, blinds, light fittings and fitted floor coverings. The garden shed is also included in the sale.

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.**