



16 MINGLE PLACE, BO'NESS,  
EH51 9HX

LIDDLE & ANDERSON  
SOLICITORS AND ESTATE AGENTS





## THE PROPERTY

A fantastic opportunity to purchase this two bedroom end-terrace villa nestled within an established residential area of Bo'ness. This spacious property is in move in condition and offers excellent potential for a growing family or first time buyer.

Initially, the property consists of an entrance porch with window to the side, offering an ideal space for storage of outside wear. The light and welcoming hallway has handy built-in storage and provides access to all rooms on the ground floor with a staircase leading up to the first floor.

The generous living/dining room is accessed immediately off the hall and spans the entire width of the property. Fitted with LED ceiling lamps, with adjustable colour temperature (installed Aug 2020) there is ample space for freestanding furniture. A large picture window and patio doors leading out to the rear garden allows an abundance of natural light, making this a fantastic space for day-to-day living and entertaining.

The kitchen is fitted with a selection of cabinets, splashback tiling, white resin sink and drainer, integrated electric ceramic hob (installed Sep 2021) and oven, freestanding washing machine and fridge freezer and has space for a dining table and chairs.

On the upper floor the landing features two large storage cupboards and leads to two sizeable bedrooms, with second benefiting from built-in wardrobes. A fully tiled modern family bathroom (refurbished Nov 2019), fitted with a three piece white suite and shower, complete the internal accommodation.

Externally, there are fully enclosed low-maintenance gardens to the rear featuring an area laid to lawn with bark chipped surround and a patio area providing an ideal space to enjoy entertaining and relaxing. The front of the property is laid to stone chips with a paved pathway and has an area currently used for drying clothes outside.

Further benefits include gas central heating (with a wireless programmable room thermostat installed Sep 2020), double glazing and unrestricted on-street parking nearby.

## THE DISTRICT

Bo'ness is a small town on the southern banks of the Firth of Forth located some 20 miles from Edinburgh. The town itself offers shopping and leisure facilities, and there are both primary and secondary schools. In the town centre there is a wide range of shops to choose from including Tesco and Lidl. The town itself offers recreational pursuits to include golf, fishing and a number of attractive walks via large open Greenland at the sea-front, Kinneil Estate and access to The John Muir Way. The popular Recreation Centre offers a swimming pool, squash and badminton courts, gym and astro-turf pitches. The town also boasts its own Steam Railway, historic renovated Hippodrome Cinema, the famous Bo'ness Fair Day and recently re-established historic Bo'ness Hillclimb. Linlithgow Train Station is approximately 2.5 miles away and there are regular bus services to Linlithgow, Falkirk and Stirling. In addition the Community Bus service provides a time tabled and bookable return service to Edinburgh at key morning, afternoon and early evening times.

## ROOM DIMENSIONS

(Longest & Widest)

Living/Dining Room – 20'11" x 13'4"

Kitchen – 9'6" x 8'10"

Master Bedroom – 13'4" x 10'10"

Bedroom 2 – 11'5" x 9'11"

Bathroom – 8'2" x 6'5"

## EXTRAS

All fitted floor coverings, light fittings, curtains/blinds & integrated white goods are included in the sale.

## HOME REPORT

To request a copy of the Home Report please email [prop@l-a.scot](mailto:prop@l-a.scot).

All interested parties are requested to view the Home Report prior to viewing the property.

The property has a Council Tax Band B.

The property has an Energy Rating Category C.

## VIEWING

Viewings are strictly by appointment. To arrange a viewing, please call **01506 822 727** or email [prop@l-a.scot](mailto:prop@l-a.scot).

**LIDDLE & ANDERSON  
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*Prospective purchasers are advised to have their interest noted through their Solicitor as soon as possible in the event of an early closing date being set for the receipt of Offers. The seller reserves the right to accept an Offer without referral to any note of interest.*

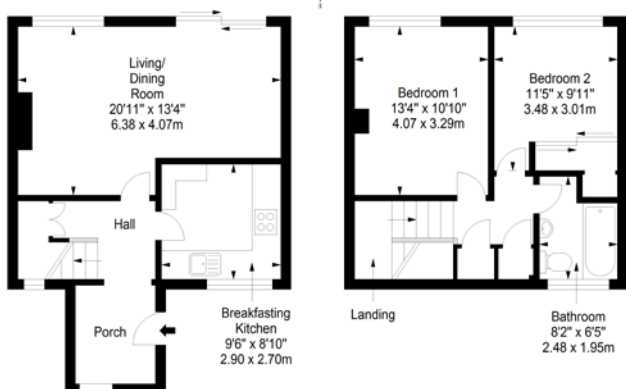
*These presents are believed to be correct but no representations are made and they do not form part of any contract. The floor plan and measurements are indications only and should not be depended upon. Offerers must satisfy themselves as to their accuracy.*

*Please note that the systems/services referred to have not been tested by our clients or their agents and no warranty will be given as to their condition.*

**Ground Floor**  
Approx. 44.3 sq. metres (476.9 sq. feet)



**First Floor**  
Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 83.7 sq. metres (901.0 sq. feet)