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32 Baptie Place
BO'NESS, EH51 0NN

BO'NESS



32 Baptie Place is situated in the delightful town of Bo'ness as she sits on the banks of the Firth of Forth. The town is increasingly popular, especially with commuters, and is ideally positioned for easy access to the Central Belt including Edinburgh, Glasgow and Stirling. The motorway links for the M9 and the Edinburgh City Bypass are close by as is Edinburgh Airport. An excellent commuter train service operates from Linlithgow approximately four miles away.

The surrounding area is rich in culture and history. Hopetoun House, the House of the Binns, Linlithgow Palace and Blackness Castle are all nearby. There are excellent schools, health centres, shopping facilities, swimming pools, golf courses, woodlands and recreational opportunities, including sailing from Port Edgar, a dry ski slope and rail excursions on the Bo'ness & Kinneil Railway.



THE KITCHEN



32 BAPTIE PLACE

This superb family home has been meticulously upgraded and modified to a high standard including a recently replaced kitchen and bathroom, new internal doors and facings, flooring and finishings. The property also benefits from a new combi-boiler with a 10 year guarantee. With all the work done, this home offers excellent value for money. A blank canvas, this fine terraced villa offers spacious accommodation over two levels and an opportunity for you to walk right into and place your furniture.

The entrance Hallway, has a large storage cupboard. The Living room is bright and modern with a window and door to the gardens. The new kitchen has high gloss white cabinets with a view to the front terrace and space for a dining table. The bathroom is elegant and recently re-fitted with a shower over the bath. Modern tiling gives a fresh appearance. Three bedrooms complete the accommodation.

Externally there are gardens designed with low maintenance in mind. There is ample resident parking is available.

THE LOUNGE





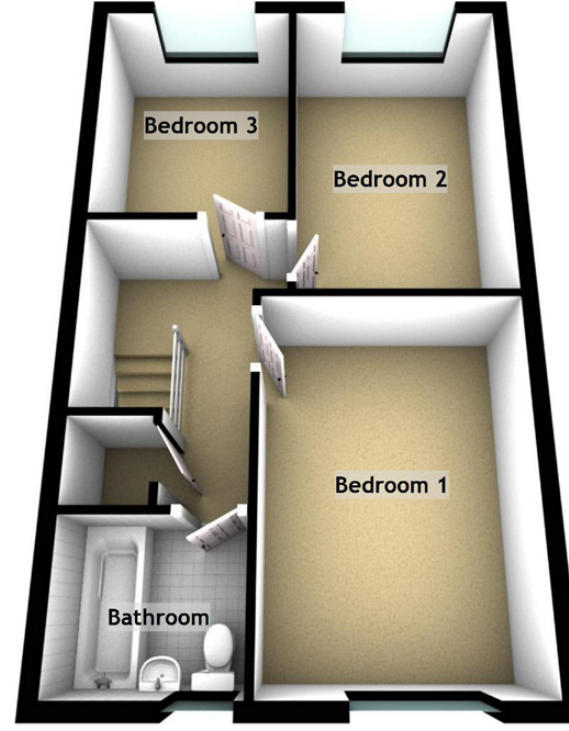
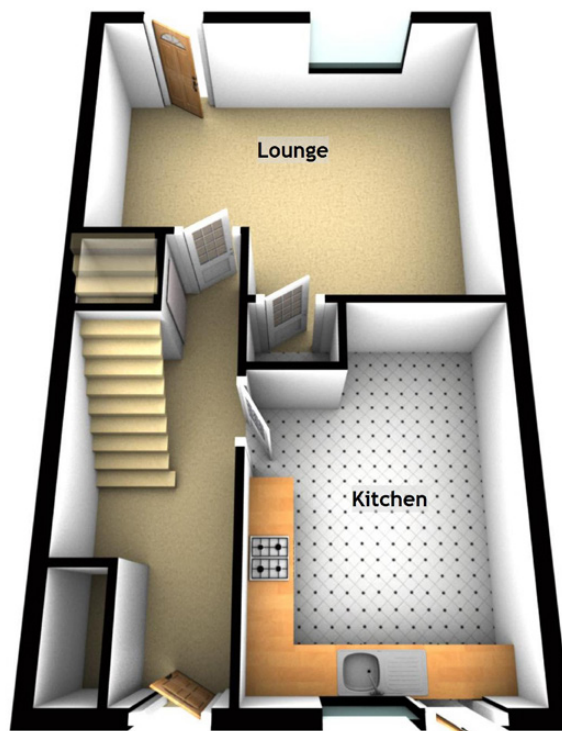
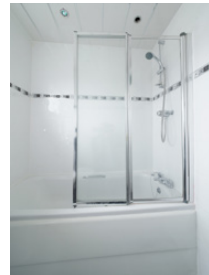
BEDROOM 1



BEDROOM 2



BEDROOM 3



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.00m (13'1")
Kitchen	4.30m (14'1") x 3.00m (9'10")
Bedroom 1	4.30m (14'1") x 3.00m (9'10")
Bedroom 2	4.00m (13'1") x 2.60m (8'6")
Bedroom 3	3.00m (9'10") x 2.30m (7'7")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²) - 85

EPC Rating - C

SPECIFICATIONS

MAP | FLOOR PLAN | DIMENSIONS

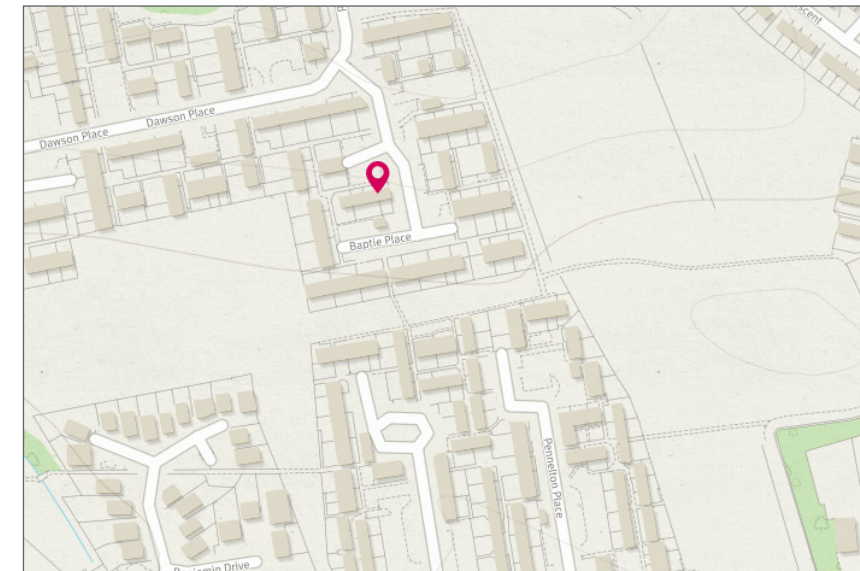
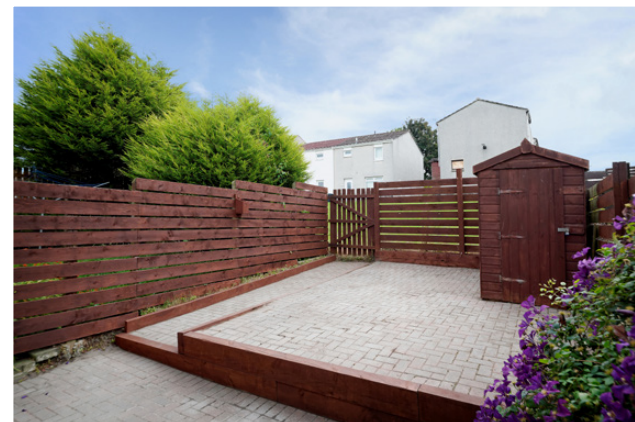
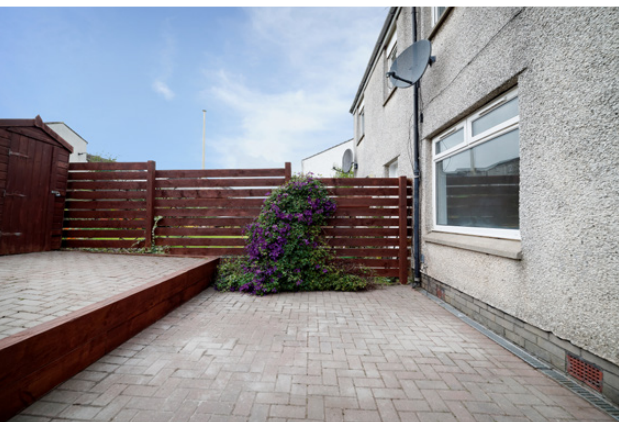


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Part
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Available



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