



Beautifully presented two bedroom house

Excellent first time buyers purchase



67 Mingle Place

Bo'ness, West Lothian, EH51 9HY



Scan Here!



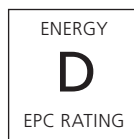
2 BED



1 BATH



OFF STREET



ENERGY

D

EPC RATING

Bo'ness | West Lothian

67

Mingle Place is situated in the delightful coastal town of Bo'ness. The town is very 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 4 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.



Linlithgow Loch | Cockleroy Hill View | Linlithgow Palace

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Mingle Place
is a delightful

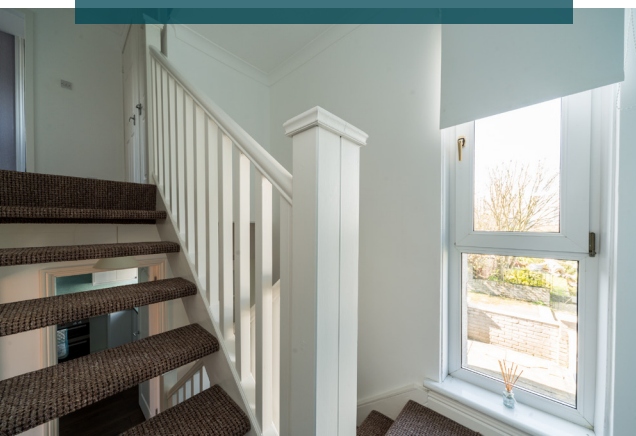
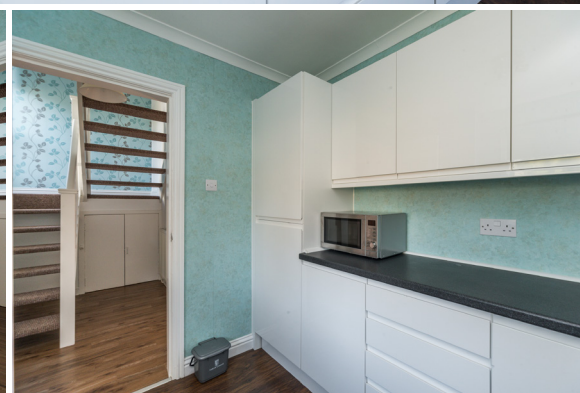
end terraced villa in move in condition. The property has been upgraded by the present owners both inside and out and is in excellent order. There is a welcoming reception hall with stairs leading to the upper level.

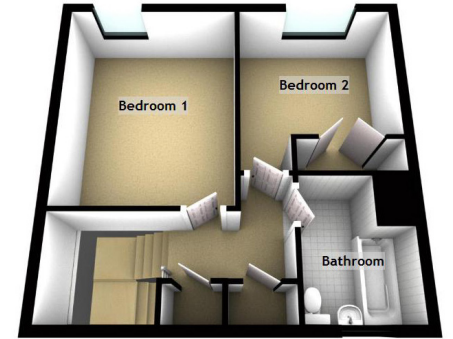
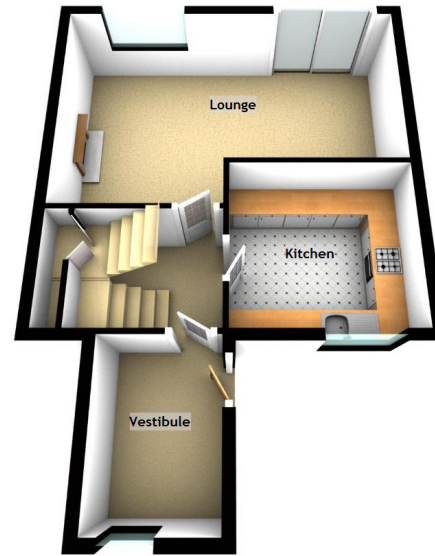
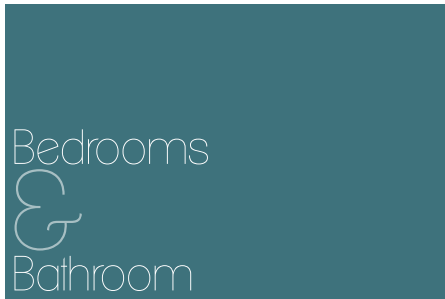
The lounge/dining area is a good size and has a rear facing window flooding the room with light. There is a fully fitted kitchen to the rear with a full range of floor and wall mounted units. There are two double bedrooms upon the upper level all of which are a good size with built in storage. The bathroom is also located on the upper level and has a white suite comprising of bath with shower over, WC and wash hand basin complete with splashback tiling. The property features double glazing and gas central heating.

The gardens to the rear have been landscaped to incorporate low maintenance with a central pathway and a paved section to the rear all of which are fully enclosed by a wooden slatted fence.

Off-street parking is provided to the front of the property.

67 Mingle Place





Specifications

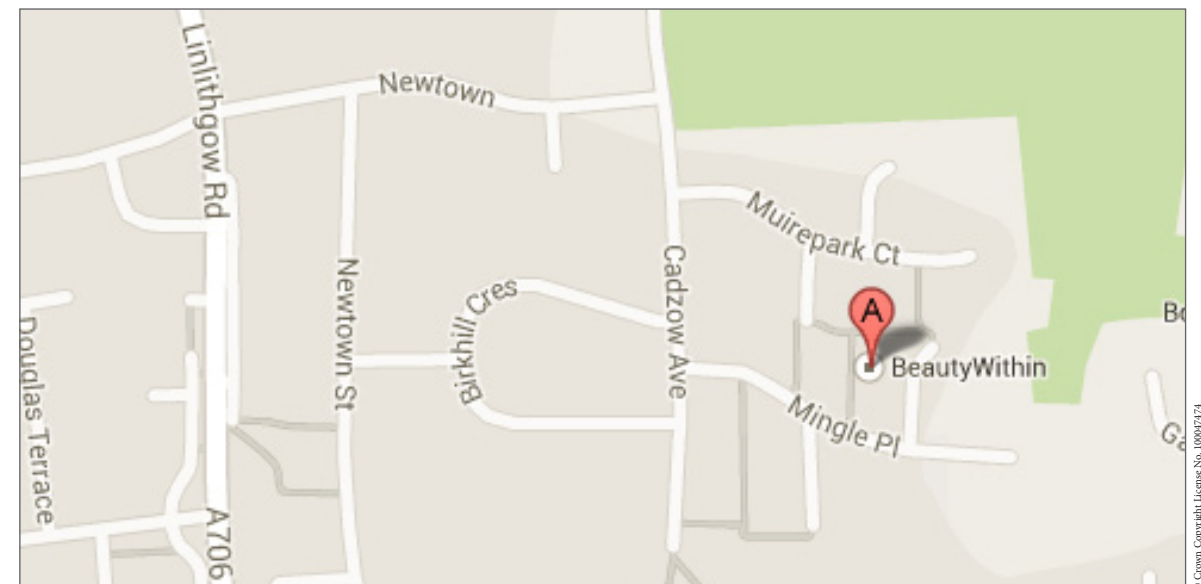
Approximate Dimensions (Taken from the widest point)

Lounge	6.29m (20'8") x 4.08m (13'5")	Bedroom 2	3.47m (11'5") x 3.02m (9'11")
Kitchen	2.90m (9'6") x 2.60m (8'6")	Bathroom	2.46m (8'1") x 1.88m (6'2")
Bedroom 1	4.07m (13'4") x 3.30m (10'10")		

Extras

(Included in the sale)

Floor coverings, light fittings and window dressings.





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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