



**sneddons**  
solicitors & estate agents



## 48A Stewart Avenue

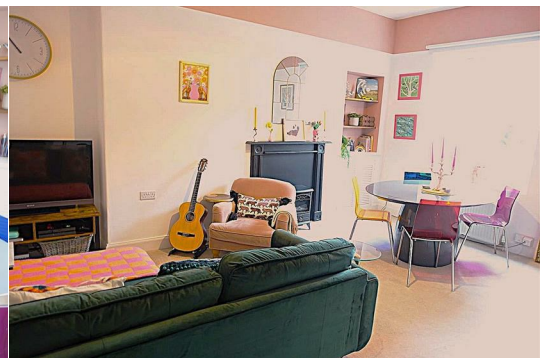
Bo'ness, EH51 9NL

**Offers over £95,000**



Charming First-Floor Flat with Stunning Estuary Views – 48a Stewart Avenue, Bo'ness.

Open Plan Lounge Kitchen  
Spacious Bedroom  
Lovely Bathroom  
Stunning Views  
Private Garden



Description

Charming First-Floor Flat with Stunning Estuary Views – 48a Stewart Avenue, Bo'ness.

Nestled in one of Bo'ness's most popular and sought-after neighbourhoods, this delightful first-floor flat offers an enviable blend of character, comfort, and convenience. Perfectly positioned from the town centre, it presents a wonderful opportunity for first-time buyers or anyone looking to enjoy tranquil living with scenic surroundings.

Bright and airy living spaces. Step inside and be greeted by an abundance of natural light that floods the open-plan lounge, kitchen, and dining area. High ceilings and elegant ceiling cornices enhance the character of the home, while large windows frame breathtaking views towards the Forth Estuary and beyond.

Stylish, Well-Equipped Kitchen. The thoughtfully designed kitchen features generous storage, complementary worktops, a sleek ceramic hob, and an integrated electric oven—perfect for preparing meals with ease.

Spacious Bedroom with Scenic Outlook. The generous bedroom continues the theme of light and space, offering stunning panoramic views of the estuary, making every morning a joy.

Contemporary Bathroom & Practical Touches. A spacious bathroom completes the accommodation, presented in walk-in condition and enhanced by modern fixtures. The property benefits from efficient gas central heating throughout.

Outdoor Retreat to the rear, a good-sized garden primarily laid to lawn offers a peaceful outdoor haven—ideal for relaxing, entertaining, or simply soaking up the sunshine.

Unmissable opportunity with its captivating character, prime location, and turnkey presentation, this lovely flat is a true gem. Early viewing is highly recommended to fully appreciate all it has to offer.

Bo'ness

The expanding town of Bo'ness has amenities to meet every day needs, including schools at both Primary and Secondary levels located within walking distance. Attractions in the town include the Bo'ness & Kinneil Railway, Kinneil House, Hippodrome art deco cinema and Antonine wall. Bo'ness is also ideally placed for the commuter with major access roads allowing ease of movement outwith the area. It is also worth noting the proximity to Linlithgow, which provides additional shopping and recreational facilities and a railway station with regular services to Edinburgh, Glasgow and beyond.

Lounge 17'0" x 11'7" (5.2 x 3.55)

Kitchen Area 9'10" x 5'8" (3.0 x 1.75)

Bedroom 12'4" x 12'5" (3.76 x 3.8)

Bathroom 6'9" x 8'2" (2.06 x 2.5)

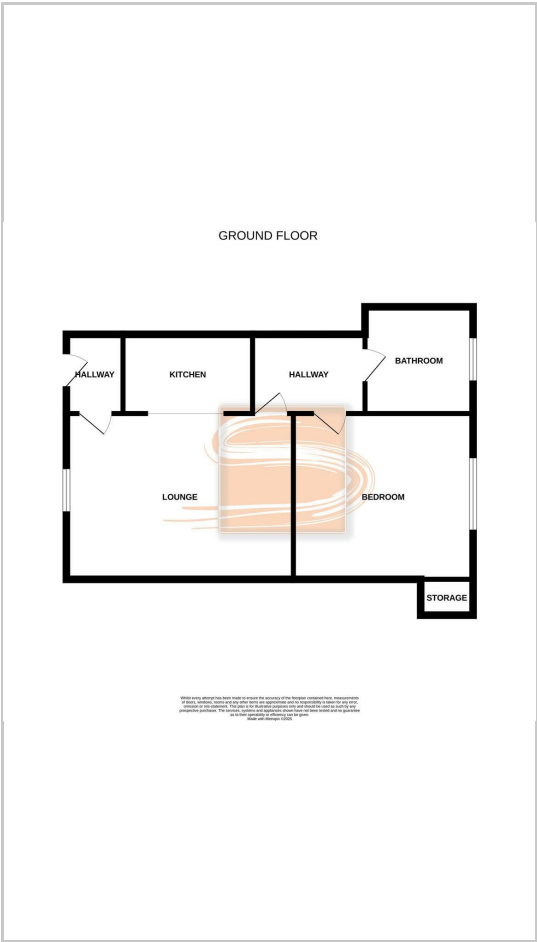
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).

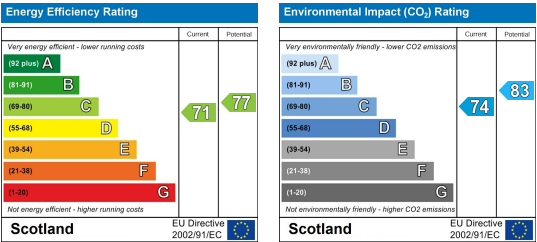
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.