



91 Stewart Avenue

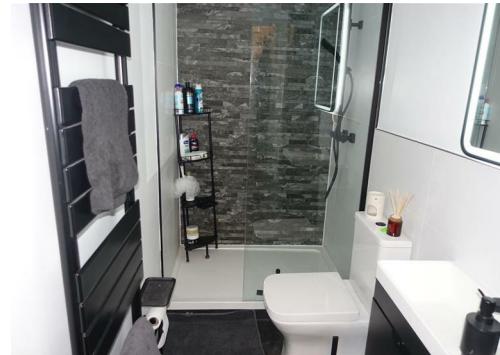
Bo'ness, EH51 9NJ

Offers over £99,995



HOME REPORT VALUE £105,000

A beautifully presented first-floor flat set within a sought-after location, enjoying outstanding panoramic views across the Forth Estuary and the Ochil Hills. Ideal for first-time buyers, this lovely home is offered in true move-in condition with several recent upgrades including a new gas boiler, new front door and a stylish modern shower room.



Description

HOME REPORT VALUE £105,000

A beautifully presented first-floor flat enjoying a prime position and boasting breathtaking views across the Forth Estuary, the Ochil Hills and beyond. This charming home is ideal for first-time buyers and is offered to the market in true move-in condition.

The property has been thoughtfully upgraded, including a recently installed gas boiler, a new front door, and a contemporary, stylish shower room. Internally, the accommodation comprises a welcoming lounge where a feature fireplace creates an attractive focal point. The well-appointed fitted kitchen is accessed from the lounge and provides ample base and wall units, complementary worktops, a gas hob and an electric oven.

The bedroom benefits from built-in wardrobes and enjoys lovely open views towards the estuary. A fixed staircase leads to the floored and lined loft, offering excellent additional space. With the appropriate planning consents, this area may offer potential for conversion into a second bedroom. A Velux-style window allows you to take in the impressive panoramic outlook from this upper level.

Externally, the property enjoys access to a shared, enclosed rear garden mainly laid to lawn, along with useful outbuildings providing outdoor storage. Further benefits include gas central heating, double glazing and on-street parking.

This delightful flat combines comfort, convenience and exceptional views — early viewing is essential to fully appreciate all that 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 & Kinnel Railway, Kinnel 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 14'1" x 11'5" (4.300 x 3.48)

Kitchen 12'4" x 5'2" (3.77 x 1.6)

Shower Room 9'0" x 3'10" (2.75 x 1.18)

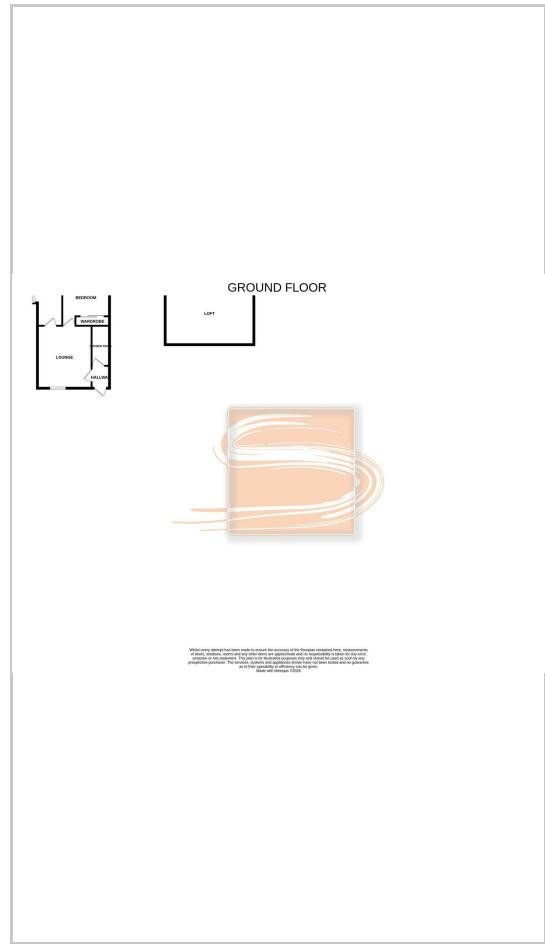
Bedroom 11'9" x 9'11" (3.6 x 3.04)

Attic Space 18'10" x 13'5" (5.75 x 4.10)

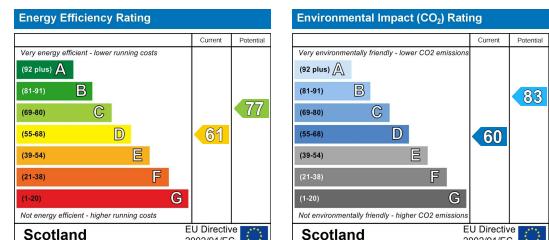
Area Map



Floor Plans



Energy Efficiency Graph



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