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## 47 Mingle Place

Bo'ness, EH51 9HY

Offers over £140,000



A fantastic family home with great space inside and out. This move in ready home is in a lovely area of Bo'ness. Viewing is essential. Open-plan lounge/diner is filled with natural light and opens directly to the rear garden, while the well-equipped kitchen and handy downstairs WC add everyday convenience. Three double bedrooms and a modern bathroom. Enclosed low-maintenance gardens, gas central heating, double glazing and a clean Home Report (all 1s),



## Description

47 Mingle Place, Bo'ness

This spacious mid-terraced family home offers bright, well-proportioned accommodation throughout and is ideally suited to a range of buyers.

The property opens into a welcoming reception hallway, complete with useful storage beneath the staircase. The open-plan lounge and dining area enjoys excellent natural light, with patio doors leading directly to the enclosed rear garden—perfect for family living and entertaining.

The modern fitted kitchen provides ample wall and base units, complementary worktops, a ceramic hob, electric oven, washing machine, and an integrated fridge freezer. Just off the hallway is a convenient WC and an additional storage cupboard.

Upstairs, the home features three generous double bedrooms, all offering great space and flexibility. The contemporary family bathroom includes a bath with shower over.

Externally, both the front and rear gardens are enclosed and low-maintenance, ideal for those seeking easy outdoor upkeep. Parking is available on street.

Further benefits include gas central heating, double glazing, and excellent storage throughout. The Home Report reflects all 1s, highlighting the property's well-maintained condition.

A fantastic opportunity to secure a spacious home in a popular residential area of Bo'ness.

## 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 Diner 4.00 x 6.4

Kitchen 8'10" x 9'2" (2.7 x 2.8)

WC 2'7" x 4'7" (0.8 x 1.4)

Bedroom 1 13'1" x 9'11" (4.00 x 3.03)

Bedroom 2 13'1" x 9'6" (4.00 x 2.9)

Bedroom 3 8'2" x 9'6" (2.5 x 2.9)

Bathroom 7'10" x 5'5" (2.4 x 1.67)

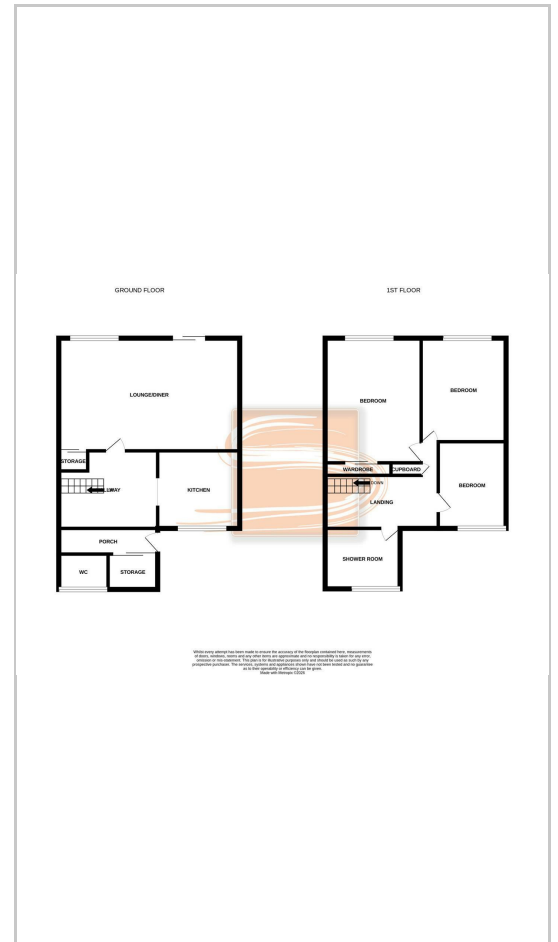
## Contact Us

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

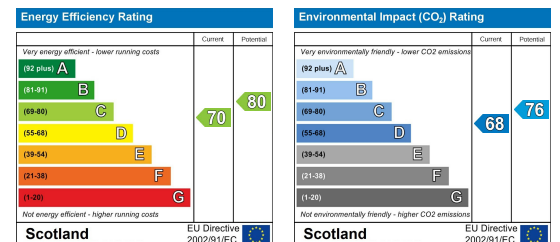
## Area Map



## Floor Plans



## Energy Efficiency Graph



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