



sneddons
solicitors & estate agents



4D Hope Street

Bo'ness, EH51 0AA

Offers over £85,000



A fantastic opportunity to acquire a spacious second-floor flat in the heart of Bo'ness town centre. 4D Hope Street offers bright, well-proportioned accommodation in move-in condition, with scope for a few finishing touches to further enhance this property.



Description

A fantastic opportunity to acquire a spacious second-floor flat in the heart of Bo'ness town centre. 4D Hope Street offers bright, well-proportioned accommodation in move-in condition, with scope for a few finishing touches to further enhance the space.

Accessed via a secure communal entrance, the property opens to a welcoming staircase leading to the upper level. Inside, the flat features a naturally light and airy lounge, open plan to a generous kitchen/dining area. The kitchen is fitted with ample base and wall units, complementary worktops, a gas hob, electric oven, and integrated dishwasher, washing machine, and fridge freezer.

The good-sized double bedroom benefits from a built-in wardrobe, while the modern shower room completes the accommodation.

Additional features include gas central heating, double glazing, and excellent storage throughout. With its central location, spacious layout, and great potential, early viewing is highly recommended to fully appreciate what this property 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 9'10",0'0" x 16'3" (3,00 x 4.97)

Kitchen Diner 8'6" x 10'7" (2.60 x 3.25)

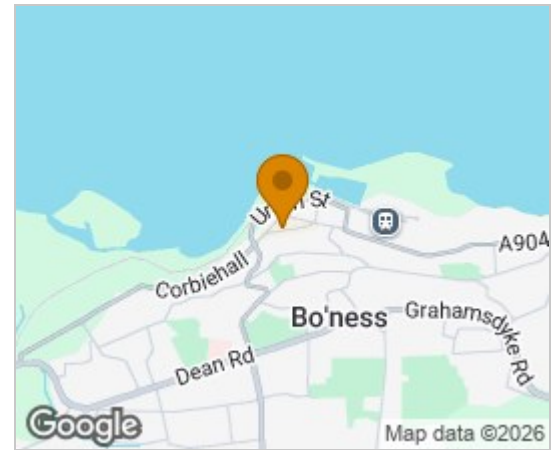
Bedroom 10'9" x 10'9" (3.30 x 3.3)

Shower Room 4'7" x 6'6" (1.4 x 2.00)

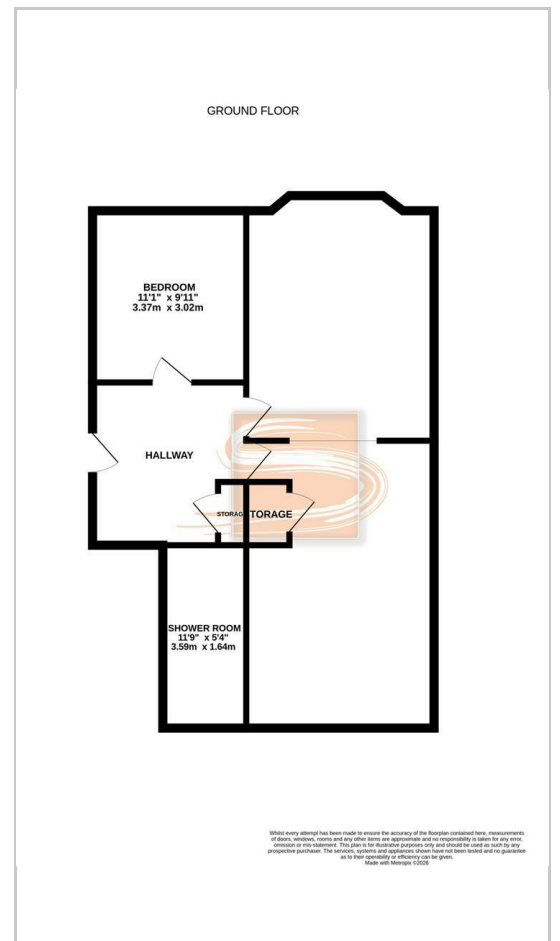
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

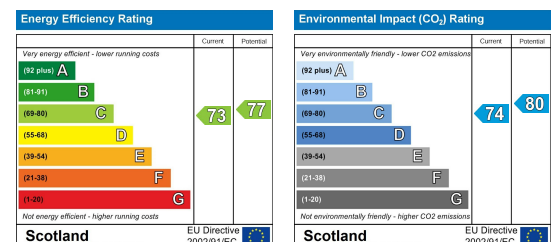
Area Map



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.

47/49 West Main Street, Armadale, West Lothian, EH48 3PZ

Tel: 01501 733200 Email: property@sneddons.com www.sneddons.com