



**9 Kinacres Grove, Bo'ness,
West Lothian, EH51 9LT**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

SPACIOUS

LINKED, DETACHED HOUSE



This attractive, three bedroom, linked, detached house is situated in a quiet development in the popular town of Bo'ness, close to excellent local amenities and transport links. The accommodation consists of an entrance hall with storage, a bright dining lounge with a picture window overlooking the front garden and a fireplace with a gas flame fire. The spacious dining kitchen has a good range of fitted units, appliances, a breakfast bar and space for dining with a back door leading out to the garden. On the upper floor there is a double bedroom with a fitted wardrobe, a second double bedroom, a single bedroom, currently used as a study, and a family bathroom. The landing has a storage cupboard and access to the attic. There is a generous rose garden and lawn to the front of the property with a driveway, an additional parking area and a garage. To the rear there is an enclosed garden with a lawn, decking with a gazebo, some paving, a shed and outside lighting.

- Hall
- Dining lounge
- Dining kitchen
- Three bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Attic
- Garden
- Garage
- Driveway and additional parking space





WEST LOTHIAN

Bo'ness is a charming town with a good range of local supermarkets/shops, schools catering for all age groups and recreational facilities including access to golf courses, scenic walks, a recreation centre and the popular Bo'ness and Kinneil Steam Railway and Museum. An increasingly popular location, it allows easy commuting to Edinburgh, Glasgow, Stirling and the Queensferry Crossing. Linlithgow, only a short drive away, offers additional shopping facilities/amenities and a mainline railway station to Edinburgh, Stirling, and Glasgow.



Extras

All fitted carpets, floor coverings, curtains, blinds, light fittings, oven, hob, microwave, fridge, dishwasher, washing machine and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

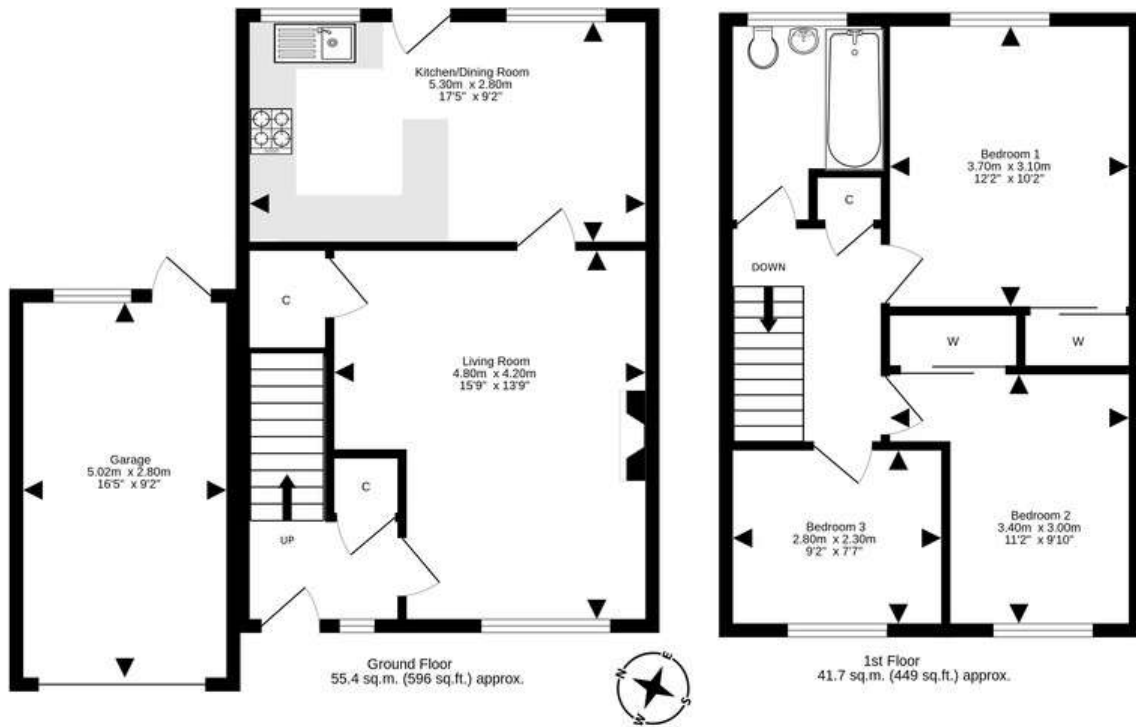
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Home Report Valuation

£240,000

EPC Rating

C



Ground Floor
55.4 sq.m. (596 sq.ft.) approx.

1st Floor
41.7 sq.m. (449 sq.ft.) approx.

TOTAL FLOOR AREA: 97.1 sq.m. (1045 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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