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35 Borrowstoun Place

Bo'ness EH51 0JG

35 Borrowstoun Place

Nestled within a tranquil residential area in popular Bo'ness, this bright and spacious two bedroom mid-terrace villa is beautifully presented and offers an outstanding family home over two levels with easy maintenance outdoor spaces.

Tucked away with-in a cul-de-sac and set behind a practical monobloc front garden/driveway, the property has a spacious lounge/diner and kitchen on the ground floor and two generous double bedrooms and an attractive shower room on the first floor. The lounge/diner runs from the front to the rear of the property with patio doors opening onto the decked area in the rear garden. A galley style kitchen adjacent also offers access to the garden.

Property Summary

- Quiet cul-de-sac setting in popular Bo'ness
- Lovely mid-terrace villa
- Spacious lounge/diner
- Modern galley style kitchen
- Two generous double bedrooms
- Attractive shower room
- Gas central heating (new boiler installed 2024) & double glazing
- Monobloc front garden/driveway & enclosed rear garden
- EPC Rating - C | Council Tax Band - A







Beautifully presented mid-terrace villa, with spacious interiors





The property benefits from a practical monobloc front garden/driveway and the enclosed rear garden has a decked area, next to the house, a lawned area, then paved area to the rear, with shed storage.

Extras: all fitted floor coverings, light fittings, window coverings, gas hob, single oven, fridge/freezer and large black garden shed, will be included in the sale.

Let us help you find your next
dream property!



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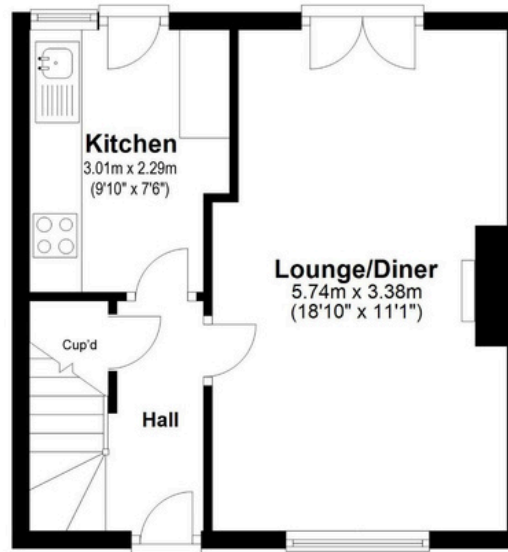
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total Area: approx.
66.1 sq.metres (711.3 sq. feet)



Ground Floor
Approx. 31.4 sq. metres (338.0 sq. feet)



First Floor
Approx. 34.7 sq. metres (373.3 sq. feet)

Location



Bo'ness is a coastal town, perched on the south banks of the Firth of Forth. Lying north west of Edinburgh, close to the A90, Forth Road Bridge and M9, this historic town is popular with commuters. The traditional high street offers a wide range of local amenities, with nearby Linlithgow offering more extensive range of shopping. Bo'ness has numerous primary schools and a secondary, Bo'ness Academy. For leisure activities, there is a recreation centre with swimming pool and West Lothian golf club. The local countryside has much to offer including parkland surrounding the historic stately homes of Hopetoun House and Kinneil Estate plus a network of cycle and bridle paths and walkways, of which part is the John Muir Trail taking you either west through Linlithgow or east through South Queensferry onto Crammond Village and Edinburgh itself. Edinburgh can be reached by road (A90) or M90 or by rail - Linlithgow train station.