



RALPH SAYER
SOLICITORS & ESTATE AGENTS

91 Stewart Avenue

Bo'ness, West Lothian, EH51 9NJ

91 Stewart Avenue

Desirably located in the small town of Bo'ness, this stone-built upper villa benefits from a captivating coastal outlook, as well as access to a delightful shared garden and on-street parking. Reached via a main-door entrance vestibule, the inviting modern interiors feature a south-facing reception room (with an open fire) leading to a bright, attractively-appointed kitchen, a bathroom with shower-over-bath, and a double bedroom enjoying good storage and open views. A skylit floored attic (with eaves storage and hatch access) promises versatility and development potential subject to planning permissions.

Extras: All fitted floor and window coverings and light fittings are included in the sale.



Property Summary

- Stunning open coastal views
- Upper villa with modern décor
- Main-door entrance vestibule
- South-facing living/dining room with open fire
- Bright attractive kitchen
- Double bedroom with good storage
- Bathroom with shower-over-bath
- Large floored attic
- Lovely shared garden
- On-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - A
- Home Report Value - £95,000







Upper villa with a south-facing living/dining room with open fire and modern décor







Double bedroom with good storage and a bathroom with shower-over-bath





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

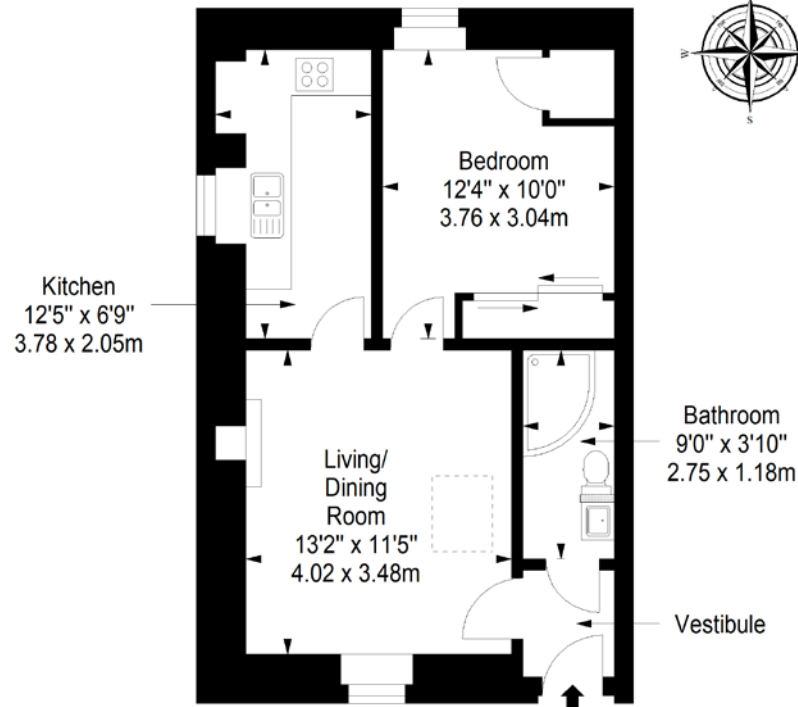
 **CHARTERED FIRM**

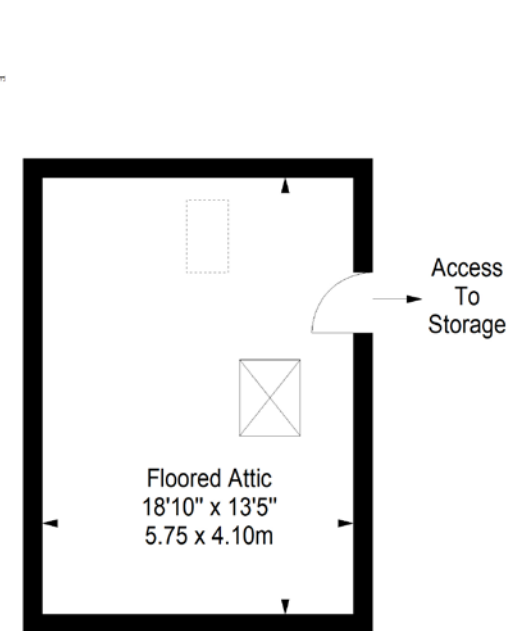
DISCLAIMER

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.

First Floor
Approx. 41.7 sq. metres (448.9 sq. feet)



Attic
Approx. 23.6 sq. metres (254.0 sq. feet)



Total area: approx. 65.3 sq. metres (702.9 sq. feet)