



36 Stewart Avenue, Bo'ness, Falkirk, EH51 9NL

Beautifully Presented, One-Bedroom, Lower Villa with Garden Plot

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Property Description

Beautifully presented, one-bedroom, lower villa, with private gardens plot, forming part of a period stone-built terrace. Located on a quiet and desirable residential street, in the popular town of Bo'ness.

Comprises an entrance hallway, a living room, a dining/kitchen, a rear hall, a double bedroom, and a bathroom.

Highlights include a stylish newly fitted kitchen with appliances, a modern bathroom, double glazing, tall ceilings, and well-proportioned room sizes. Tastefully decorated ready-to-move-in, recent upgrades include new gas central heating, electrics, and carpets.

Externally, the property benefits from a garden plot to the rear, with a patio area and established shrubbery, a shared drying green, and unrestricted street parking to the front.

A welcoming entrance hall affords access throughout the majority of the property, with a spacious living room set to the front, featuring carpeted flooring, cornice plasterwork, a press with shelving, a fireplace surround, a window seat, and twin windows allowing plentiful natural light.

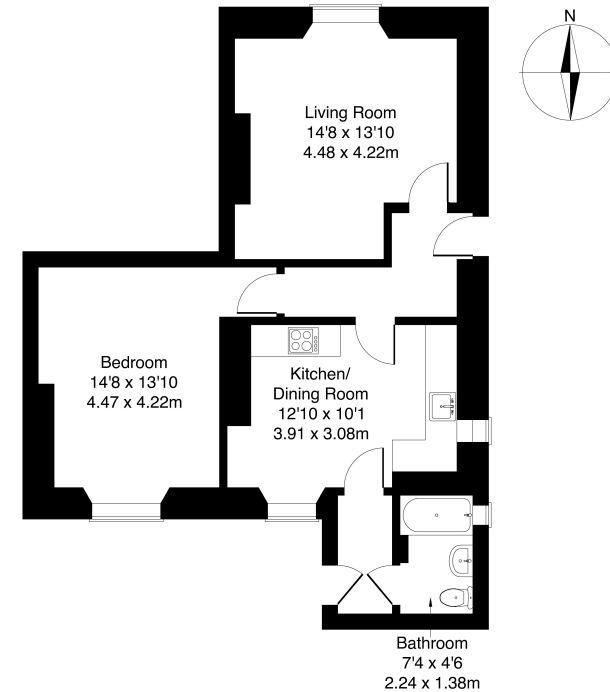
Set to the rear, a stylish kitchen offers space for dining and access to the rear hall with a door leading to the garden, and access to the bathroom. The dual-aspect kitchen is fitted with modern units, wood effect worktops with matching upstands, a sink with a drainer, an integrated electric hob and oven, and a freestanding washing machine.

A tastefully finished bedroom is set to the rear, with carpeted flooring, coving, a central light fitting and plenty of space for freestanding furnishing, whilst, completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath, full-height tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Historically part of the county of West Lothian, now placed within the Falkirk council area, Bo'ness is set adjacent to the River Forth, and is primarily residential, with a mix of modern and traditional stone-built housing. There is local shopping throughout, whilst the town centre offers a good choice of shops, banks, post offices, Tesco and Lidl supermarkets, and a leisure centre. Further shopping is available at nearby Linlithgow and

Falkirk, with Edinburgh's Gyle and Livingston retail centres offering major high-street names and restaurants. Bo'ness is ideally placed for commuters with easy access to the motorway network and is located near the historic town of Linlithgow, providing additional amenities and a railway station with regular train services to Edinburgh, Glasgow and Stirling.





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