



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.

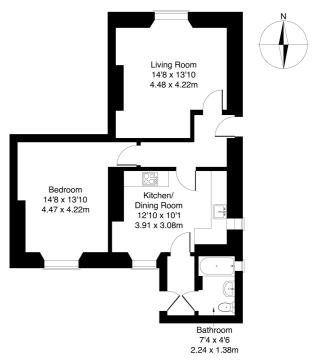
Set to the rear, a stylish kitchen offers space for dining and access to the rear hall with a door leading to the garden, and access to the bathroom. The dual-aspect kitchen is fitted with modern units, wood effect worktops with matching upstands, a sink with a drainer, an integrated electric hob and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



#### 36 Stewart Avenue, Bo'ness EH51 0HT

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



Legal Disclaimer : Floor-plan and measurements are for illustrative quidance 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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