



Estate Agents and Solicitors

82 Mingle Place, Bo'ness, Falkirk, EH51 9HX

Bright and Well-Presented Two-Bedroom, Mid-Terraced Home with Gardens

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] find your happy Zoopla

Property Description

Bright and well-presented, two-bedroom, mid-terrace home, set 'off-street', with front and rear enclosed gardens. Located in a quiet and established residential area of the popular town of Bo'ness, West Lothian.

Comprises an entrance porch, hall, living/dining, kitchen, two double bedrooms, and a family bathroom.

Features include a fitted kitchen with appliances, a fully tiled bathroom, gas central heating and double glazing. Tastefully finished throughout, there is also contemporary flooring and good integrated storage, including a loft.

There is a mono-blocked patio area to the front, while a westerly-facing lawn and low-maintenance landscaping are located to the back. Living room furniture and TV included in the sale – ideal for first-time buyers.

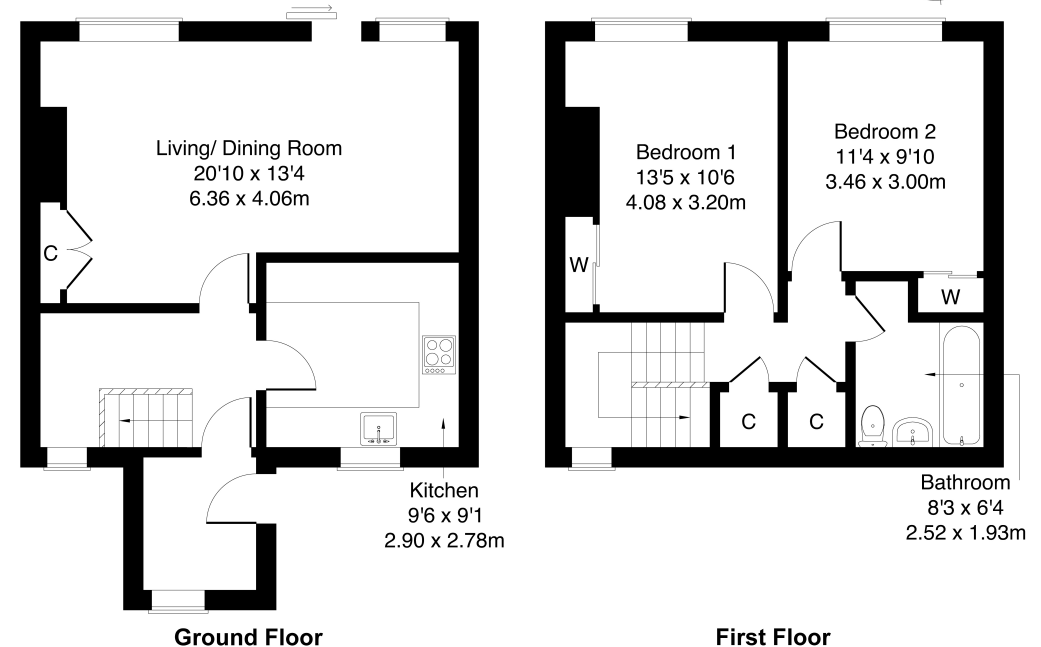
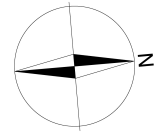
An entrance opens and leads you to a spacious living and dining room positioned to the rear of the property, featuring contemporary wood-effect flooring and a built-in cupboard ideal for storage, while also providing a welcoming space for entertaining with direct access to the garden while including the furniture and TV in the sale. Set to the side, the kitchen is finished with tiled-effect flooring and granite-effect countertops complemented by tiled upstands, and includes a stainless steel sink with drainer, integrated oven with electric hob and canopy, washing machine, and fridge/freezer.

Upstairs, with carpeted flooring throughout the hallway, providing access to two bedrooms and a family bathroom, along with two built-in cupboards offering additional storage. The main bedroom continues the carpeted flooring and benefits from a mirrored built-in cupboard and wall-mounted TV point, while the second bedroom includes a built-in cupboard and stylish wood-effect flooring. Completing this attractive home is a modern family bathroom, fully tiled and presented as a three-piece suite with a shower over the bath.



82 Mingle Place, Bo'ness, EH51 9HX

Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



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

Area Description





Bo'ness, historically part of West Lothian and now within the Falkirk council area, sits on the banks of the River Forth and offers a welcoming mix of modern homes and traditional stone-built properties. The town provides a good selection of local shops, while the centre features a variety of retailers, banks, post offices, Tesco and Lidl supermarkets, and a leisure centre. Additional shopping can be found in nearby Linlithgow

and Falkirk, with major retail destinations such as Edinburgh's Gyle and Livingston's shopping centres offering a wide range of national brands and restaurants. Bo'ness is well suited for commuters, with easy access to the motorway network and close proximity to Linlithgow, which provides further amenities and a railway station with regular services to Edinburgh, Glasgow and Stirling.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

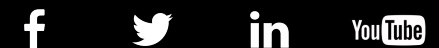
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.