

11b Links Road, Bo'ness EH51 9AN



This top floor one bedroom flat with a partial sea view is an excellent investment or 1st time buy opportunity. The accommodation comprises of entrance hall, open plan lounge / kitchen, spacious bedroom and shower room comprising of shower, wash hand basin and WC. The property benefits from gas central heating and double glazing.

Edinburgh and Glasgow making Bo'ness ideal for commuting and the M9 North and South is easily accessible. Edinburgh Airport is only 13 miles away and a railway link is available from Linlithgow only a short drive away with frequent direct routes to Glasgow and Edinburgh

Bo'ness is a delightful town with a wide range of excellent local amenities including primary and secondary schooling. For leisure facilities Bo'ness Recreation Centre is to hand and West Lothian Golf Course is a short distance away. A regular transport service runs to Edinburgh and Glasgow making Bo'ness ideal for commuting and the M9 North and South is easily accessible. Edinburgh Airport is only 13 miles away and a railway link is available from Linlithgow only a short drive away with frequent direct routes to Glasgow and Edinburgh

VIEWING IS HIGHLY RECOMMENDED

**OIRO
£34,995**

**Ref:
LRB11B**



Entrance Hall

Access to open plan lounge / kitchen, Bedroom and shower room.

Lounge

Spacious open plan lounge / kitchen with window to front, shelved alcove, radiator, power points, telephone point and carpeted flooring.

Kitchen

kitchen is fitted with wall and base unit, stainless steel sink and drainer. Power points and vinyl flooring.



Bedroom

This spacious bedroom has window to rear and has a distant sea view. Radiator, storage cupboard housing boiler and carpeted flooring.

Shower Room

Shower room fitted with white two piece suite comprising of shower enclosure with electric shower, extractor fan, radiator, wash hand basin and WC. Flooring is vinyl.

VIEWING IS

HIGHLY

RECOMMENDED

Strictly by appointment through either Newman Properties on 01506 635800, or Ann Newman the Estate Agent, on 07787 577 607.

OFFERS

All offers should be submitted to:

Newman Properties

32 -34 King Street

Bathgate

EH48 1AX

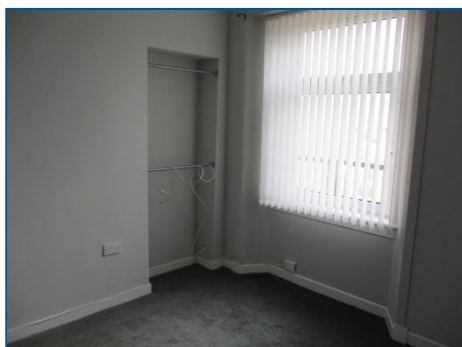
Telephone 01506 635800, Fax 01506 657465

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

THINKING OF SELLING?

To arrange your FREE MARKET VALUATION, simply call Newman Properties on 01506 635800 TODAY



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Call Newman Properties on 01506 635800

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