



RE/MAX PROPERTY



**Flat 3, 1-3 Seaview Place, Bo'ness,
Falkirk, EH51 0AJ**



Bo'ness retains its community and unique character, whilst remaining within easy reach of excellent amenities. Positioned for easy access to seaside walks and green spaces, there are also many shops around Bo'ness itself. Commuter links are good from this area, as the nearby M9, as well as Linlithgow and Polmont Railway Stations which are a 10-minute drive from the property, offer travel links to both Edinburgh and Glasgow and Edinburgh airport is within easy reach. This is an ideal location to enjoy the quieter lifestyle, while still within commuting distance of the major cities. Bo'ness Public School and Nursery is within close proximity to the property, while St Mary's RC Primary School also offers primary education and affords a good reputation, as does the local high school, Bo'ness Academy.

Entrance Hallway

A composite door sporting a wood finish welcomes you into this home, along with the neutral painted walls, wood effect laminate flooring, and ceiling lighting. This hallway also holds a smoke detector, a radiator, power points and attic access.

Lounge/Kitchen 5.803m x 3.159m (19'00" x 10'04")

These two areas are joined together to create a fantastic open plan living area. They share the same wood effect laminate flooring, and neutral painted walls. The lounge has a ceiling light hanging above, power points, a Wi-Fi socket, a radiator and a window to the front, with a lovely view onto the sea. The kitchen harbours a washing machine, an oven with a four-ring induction hob and overhead extractor, along with an integrated electric microwave, integrated fridge freezer and a neutral sink and drainer equipped with a mixer tap, as well as a supporting extractor on the wall above the sink. Grey cupboards decorate this area, followed by a tiled splash back wall and two windows, with one to the front and the other to the side of the home. Grey countertops match the cupboards and are paired with power points and a radiator. A kitchen island/bar splits the two spaces while maintaining the open-plan style. The ceiling lights also brighten the room, and a smoke detector completes the area.

Main Bedroom 3.573m x 3.928m (11'08" x 12'10")

This cosy room sports a window to the side, a radiator and power points, this is enhanced by neutral paint to the walls, along with a neutral tone to the carpeted floors. It comes with generous storage space in the form of a tasteful double wardrobe. The room is also joined to an en-suite bathroom.

En-Suite 1.876m x 1.239m (06'01" x 04'00")

The en-suite, which is modern in style, is equipped with downlights, a white countertop sink, a close coupled toilet, and an extractor. A wooden effect to the walls highlights the mains cubicle shower, and the remaining wall is tiled, with wood effect flooring below. Inside, there is also a towel radiator, a mirror above the sink, and a window to the rear of the property.



Bathroom

2.767m x 1.861m (09'00" x 06'01")

This homely bathroom is filled with taste. A white suite countertop sink, a close coupled toilet, and a bath with a chrome-finished mains shower above makes up a nice suite. The wall behind the bath and shower has a wood effect, while the remaining wall is neutrally tiled, and the floor has an alluring wood effect. A towel radiator is present, along with a shaving socket, downlights, and extractor, and a wall-wide mirror directly above the sink.

Bedroom 2

2.109m x 3.174m (06'11 x 10'04")

This lovely room is currently used as a study, with a carpeted floor and neutrally painted walls highlighted by natural light from the window, which has a lovely view onto the Firth of Forth. The study has multiple power points, a radiator, and a storage cupboard inside.

External Study

2.727m x 1.414m (08'11" x 04'07")

Windows to the rear and ceiling lights brighten up this room. It isn't short of character, with power points, neutrally painted walls and a neutral carpet to the floor. There is a small desk beneath the window, perfect for studying or working from home.

Shared Rear Garden

There is a small rear garden area which is shared between the three properties.

Additional Items

Tenure: Freehold. Council Tax Band: B.

All fitted floor coverings, window blinds, and mentioned kitchen items are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960996670.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

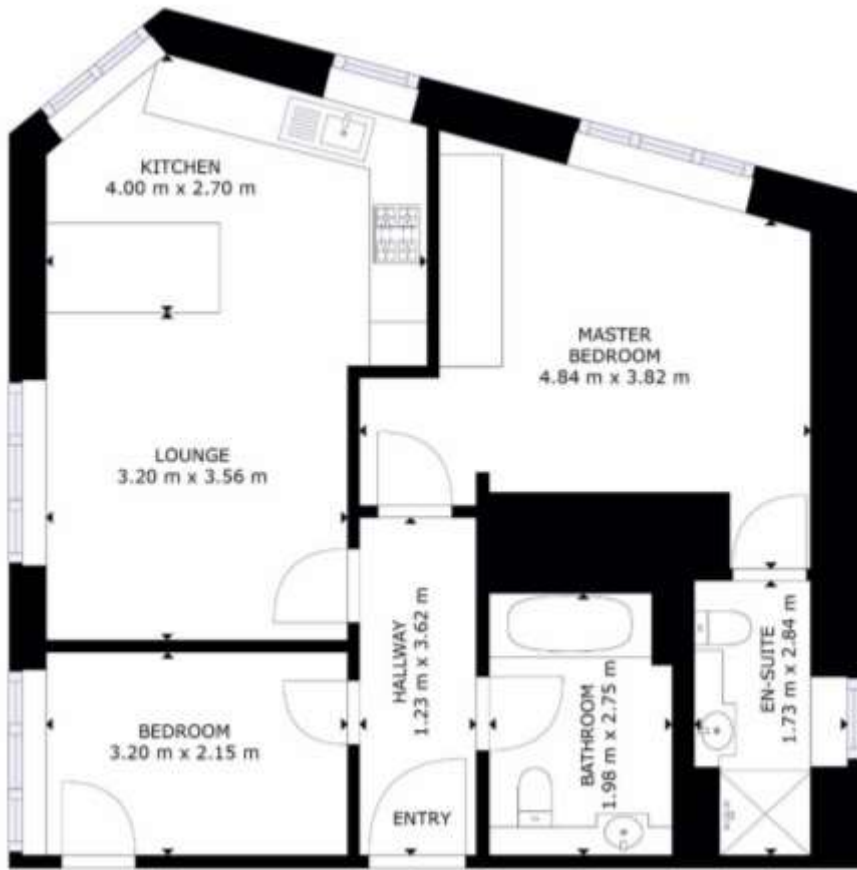
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670 TODAY.







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