

GARDENS

The front garden is laid mainly to lawn with mature trees and shrubs, with path and steps to the street. The extensive rear garden offers a high degree of privacy, and is divided naturally into several separate areas, the principal ones comprising sun trap patio, lawn (drying green with original clothes poles), and barbecue area, with brick built barbecue and brick shed. There is also a large, mature established fish pond and waterfall feature. The garden has been well tended, and is stocked with mature trees, shrubs and herbaceous borders.

EXTRAS:

All window blinds, fridge and dishwasher.

PRICE

Fixed price £235,000

LIDDLE & ANDERSON

SOLICITORS

2 MARKET STREET

BO'NESS

EH51 9AD

TEL: 01506 822727

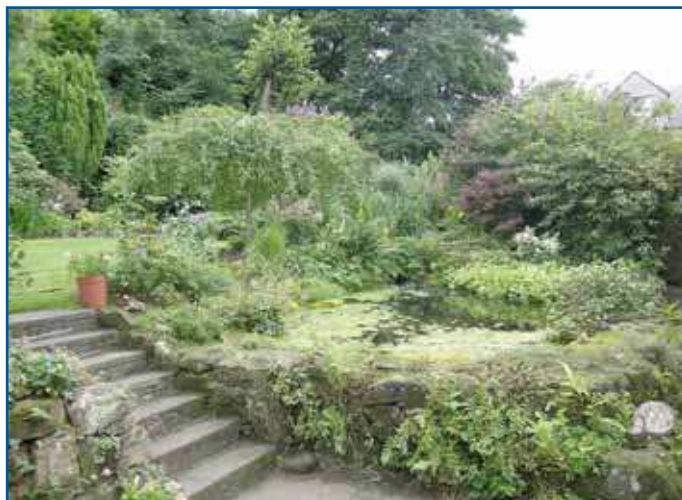
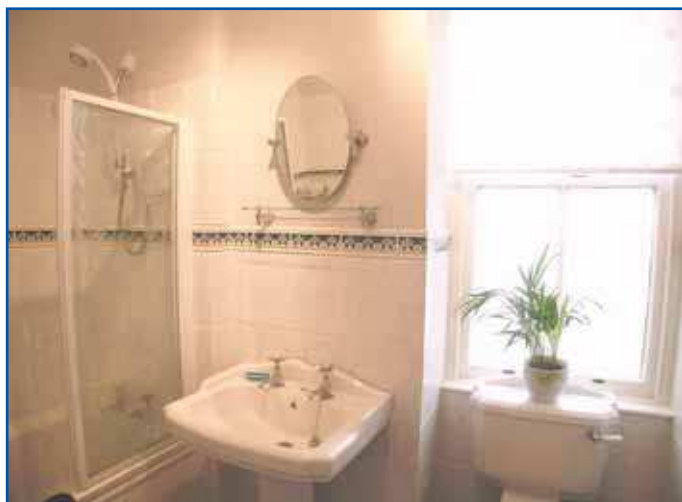
FAX: 01506 828066

VIEWING:

By appointment with Selling Agents.

DATE OF ENTRY

Negotiable



Prospective purchasers are advised to have their interest noted through their Solicitor as soon as possible in the event of an early closing date being set for the receipt of Offers.

These presents are believed to be correct but no representations are made and they do not form part of any contract. Offerers must satisfy themselves as to their accuracy.

Please note that the systems/services referred to have not been tested by our clients or their agents and no warranty will be given as to their condition.

As a member firm we offer our clients mortgage advice through Solicitors Financial Centre and can arrange a free, no obligation appointment with our Mortgage Advisor.

LIDDLE & ANDERSON
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7 ERNGATH ROAD
BO'NESS, EH51 9DR

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THE PROPERTY

Charming, detached stone built Victorian cottage in an elevated situation, in sought after area. The property has a wealth of original features, including original doors and brass fittings, and has been sympathetically restored and upgraded. The property has been well maintained and is in excellent decorative order. The accommodation comprises Vestibule, Hall, Lounge with large bay window, Diningroom, Sunroom/Family Room, Breakfasting Kitchen, 3 double Bedrooms, Utility Room, and Bathroom. Gas central heating (combi boiler 2 years old). Well tended, mature gardens to front and rear. Early viewing recommended.

THE DISTRICT

Bo'ness is a small town on the southern banks of the Firth of Forth located some 20 miles from Edinburgh. The town itself offers shopping and leisure facilities, and there are both primary and secondary schools. In the town centre there is a wide range of shops to choose from including Tesco and Woolworths. Banking and Post Office facilities can also be found in the town centre. The town itself offers recreational pursuits to include golf, fishing and a number of attractive walks. The popular Recreation Centre offers a swimming pool, squash and badminton courts, gym and astro-turf pitches. The town also boasts its own Steam Railway with regular trips to the Heritage Clay Mine.

The property is entered by a timber panelled door into:-



VESTIBULE 4'1" x 3'4"
With original tiled floor. Etched glass and timber panelled door leading into:-

HALL 13'6" x 4'1" (extending to 7'7" x 2'10")
L-shaped hallway, from which access is given to the lounge, bedroom 1, the diningroom, bathroom and bedroom 2. Decorative panelled archway and corning. Decorative panelling up to dado rail. Fitted carpet. Radiator.



LOUNGE 14'1" (extending a further 4' into the bay window) x 13'7"
A most attractive, spacious lounge of excellent proportions, with large bay panelled window to the front, offering views towards the Forth. Many original features have been retained, including the original ornate cornice and centre ceiling rose, dado rail and picture rail. There is also a timber mantle and surround with living flame gas fire, slate hearth and decorative tile fire surround. Fitted carpet. TV point. Telephone point and Broadband connection. Ample power points. Radiator.

BEDROOM 1 13'5" x 12'2"
A most attractive, extremely spacious master bedroom with large, double window (with window seat) to the front, giving attractive views to the Forth and the hills beyond. The original wall press has been formed into a display alcove with cupboard storage underneath, housing the electricity meters and circuit breaker switches. This room also features the original decorative cornice and ceiling rose. Ample power points. Fitted carpet. Radiator. Curtains.

BEDROOM 2 10'8" x 9'5"
A second, good sized double bedroom with window to the rear (window blind), onto the sunroom/family room. The room features a decorative cornice, and sanded timber floor. Ample double power points. Radiator. Ceiling hatch to the large, floored attic.

DININGROOM 13' x 10'11"
Entering from the front hall, this is a most spacious, elegant diningroom, with ample space for a full sized dining table. This comfortably proportioned room features an attractive, wooden mantelpiece with tiled hearth, (gas power point), ornate cornice and ceiling rose, and dado rail. Fitted carpet. Radiator. Broadband connection. From this room, access is given via a doorway to the sunroom/family room and further natural light is obtained from a window opening onto the sunroom/family room. Further door to bedroom 3.

BEDROOM 3 11' x 10'2"
Situated off the dining-room, this large, attractive double bedroom has two windows to the front. The room features a plain cornice and dado rail, and 2 unusual display alcoves, each of which could easily be converted into storage cupboards, if required. Ample room for free standing furniture. Fitted carpet. Radiator. Ample power points.

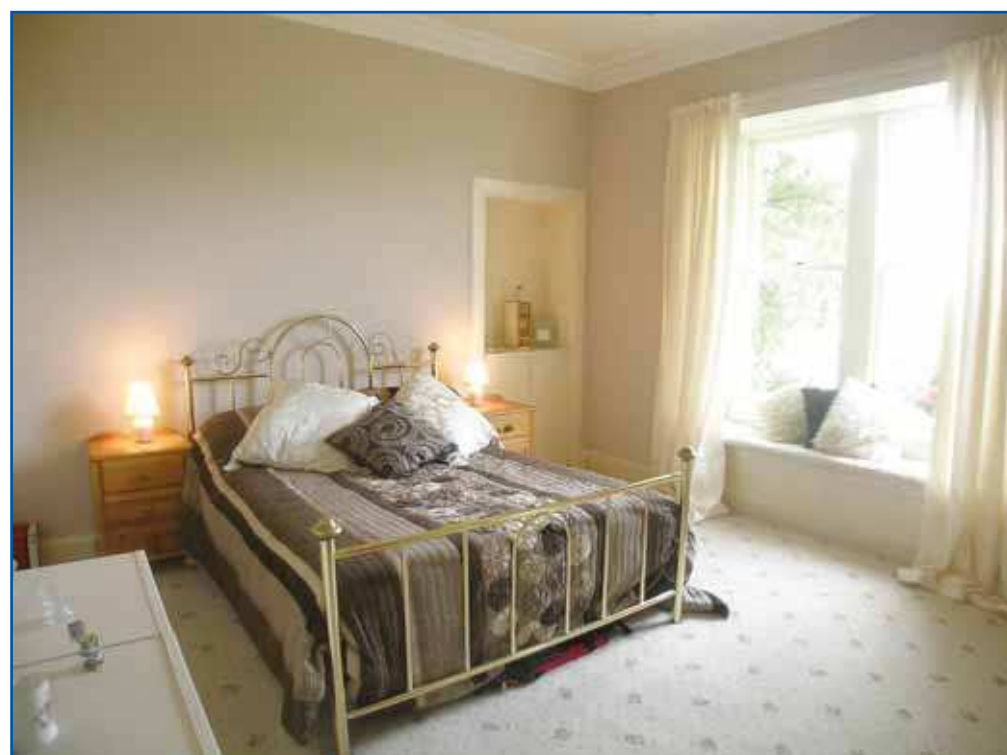
SUNROOM/FAMILY ROOM 22'10" x 8'
Accessed from the dining-room, this sunny, south facing, comfortable room features large windows along the full length of one wall, with double French doors leading to the rear garden. Perspex roof with custom made blinds. Laminate flooring. 2 triple spot lights. 2 radiators. 15 pane glass astragal door leads into the kitchen. Door to the utility room.

KITCHEN 16' x 7'6"
A later addition to the property (circa 1953), this is a bright, spacious kitchen with room for a breakfasting table. Natural light is provided from the large windows to the rear (South) and side (West). It has been fitted with a range of wooden fronted, floor standing and wall mounted units, incorporating several full length display cabinets, a stainless steel sink and drainer, and matching tiled worktops and splash backs. Built-in hob (cooking light) and double oven, space for washing machine and fridge. Alcove housing a microwave oven. 4 stainless steel spot lights. Ceramic tiled floor. Central heating boiler.

UTILITY ROOM 8'1" x 4'6" (extending into cupboard by a further 1'7")
Window to the rear. Plumbing and electricity for a washing machine, and sufficient space to install a sink if required. A further cupboard built into an alcove (1'7" x 2'10") houses the freezer, and provides additional storage.

BATHROOM 7'10" x 6'10" (at widest)
The bathroom has been upgraded with a traditional style white 3 piece suite comprising wash-hand basin, W.C and bath with a Gainsborough 10.5 Deluxe over bath shower and folding shower screen. Fully tiled to head height around the bath, and to shoulder height around the remainder of the room. Ceramic floor tiles. Frosted glass window to the rear. Radiator.

ATTIC
Large, floored attic (possibility to extend into same, subject to appropriate consents.)





This is the property schedule for

Erngath Road, Bo'ness.

To enquire about this property please contact

Liddle & Anderson

on

0845 313 9284

Liddle & Anderson
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Bo'ness
EH51 9AD

slhomes.com