



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**10 Philipingstone Lane South**

BO'NESS, WEST LOTHIAN, EH51 9JZ

# 10 PHILIPINGSTONE LANE SOUTH

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Bo'ness sits on the banks of the River Forth, twenty minutes from Edinburgh Airport and ten minutes from the main Glasgow to Edinburgh rail line at Linlithgow. The town contains the award-winning Hippodrome Cinema, a faithfully renovated 1912 working cinema showing the latest films daily. The Antonine Wall and the Kinneil House museum provide an insight into the earlier town and Bo'ness is of course host to the award-winning Scottish National Railway Museum with steam trains running during the summer from the restored town railway station.

The town centre has a selection of privately owned shops, cafes, pubs, hairdressers, takeaways as well as a Lidl and a Tesco whilst, from the house, there is easy access to the waterfront and the foreshore walks, a paradise for dogs.

McEwan Fraser Legal are delighted to bring to the open market this one-bed lower flat. An ideal first time buy purchase or buy to let investment.

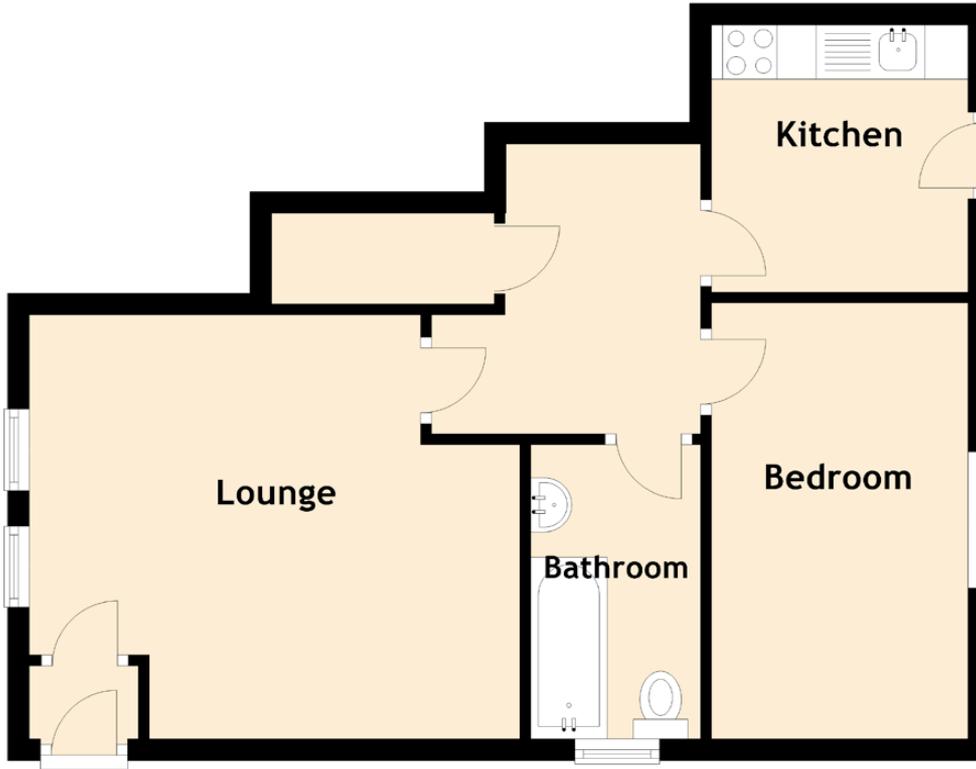
In more detail, the property consists of a bright and airy lounge with good furniture configurations. The kitchen comes with floor to ceiling units, electric hob, oven, hood, space for washing machine and fridge freezer. The bright and airy bedroom allows for free standing furniture and different configurations. The bathroom completes the property internally with shower over bath, wash hand basin and WC.

Externally the back garden is slabbed to create a patio area.

The property also benefits from gas central heating and double glazed windows. Early viewing is highly recommended

**DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other systems within the property.**





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.51m (14'10") x 3.92m (12'10")
Kitchen	2.47m (8'1") x 2.34m (7'8")
Bedroom	4.03m (13'3") x 2.36m (7'9")
Bathroom	2.72m (8'11") x 1.56m (5'1")

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup>

EPC Rating: D

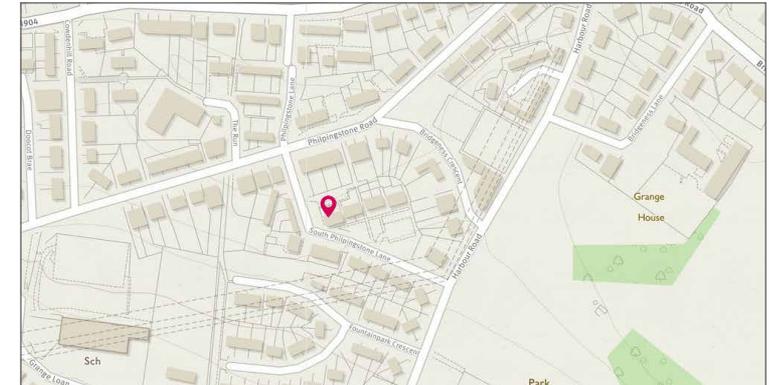


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