



*Delightful two bedroom home,
excellent first time buyers purchase*



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8 Boundary street is a delightful two-bedroom home in excellent condition. The property has been upgraded and would make a fantastic purchase for a first-time buyer.

THE LOUNGE



There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a front-facing window with access to the kitchen.

THE KITCHEN



The fully fitted kitchen is to the rear with a full range of floor and wall mounted units and a rear door leading out to the landscaped gardens.

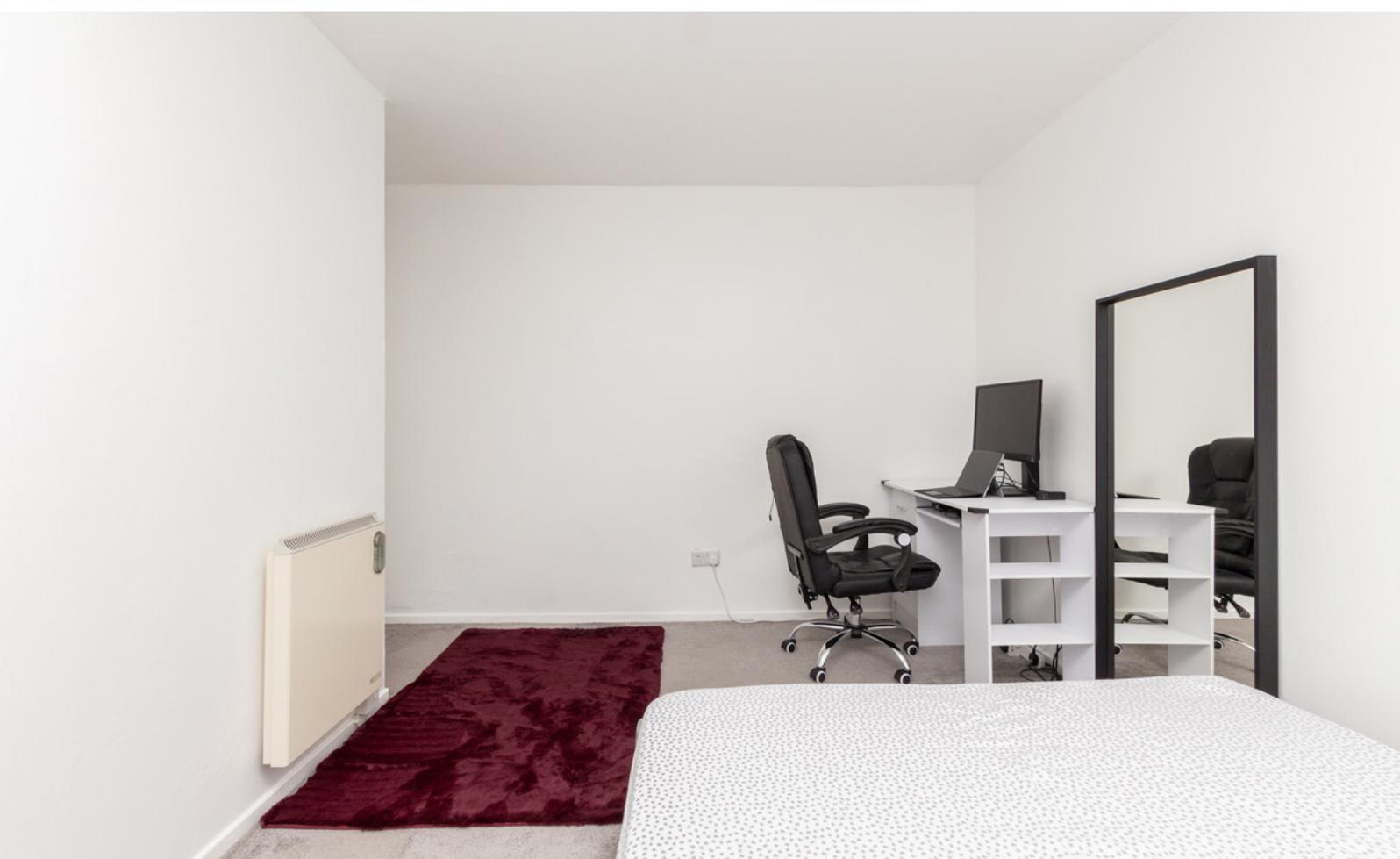


There are two double bedrooms on the upper level all of which are a good size. The family bathroom is also located on the upper level and has a white suite comprising of shower, WC and wash hand basin complete with splashback tiling. The property features double glazing and electric heating.

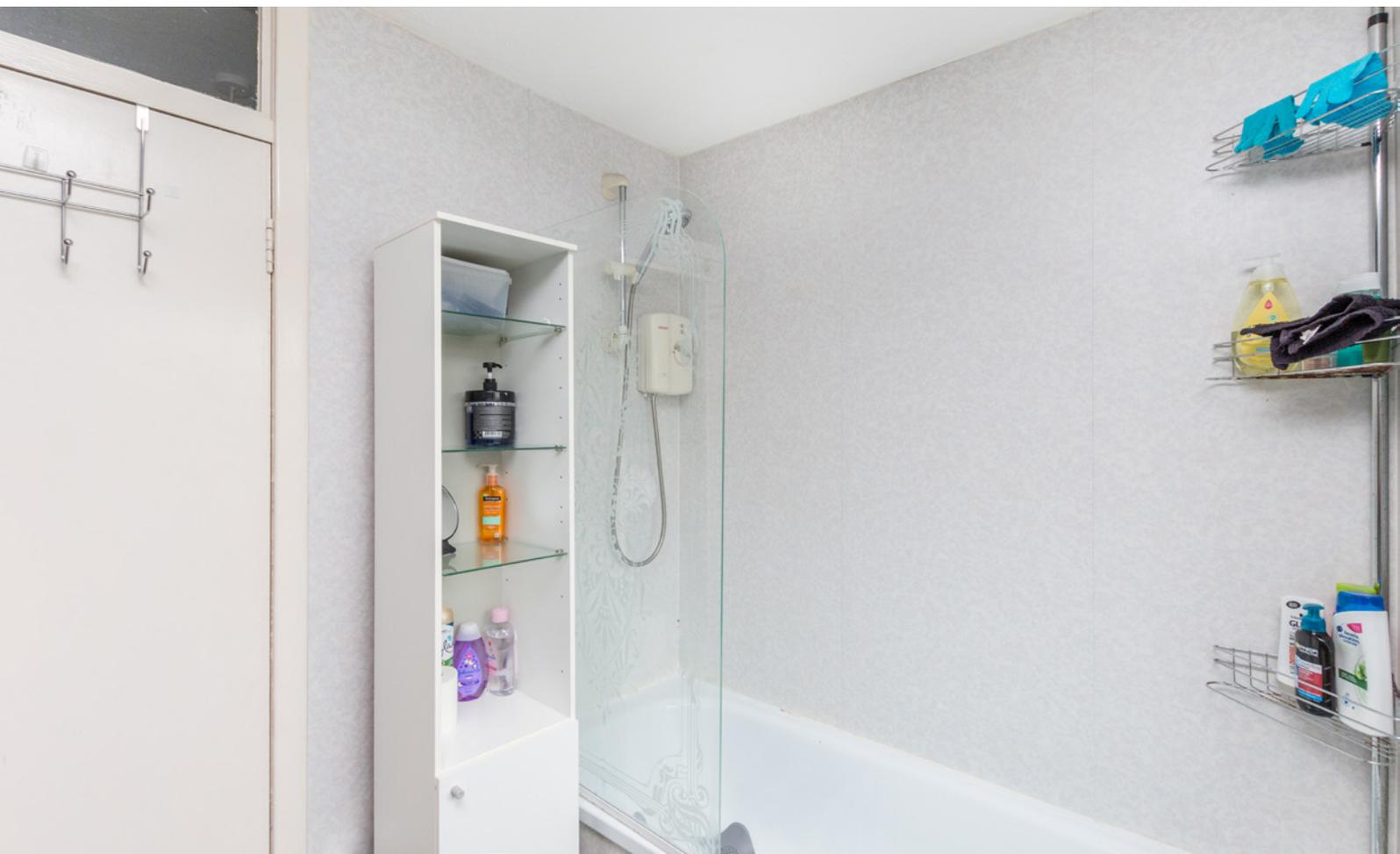
BEDROOM 1



BEDROOM 2



THE BATHROOM

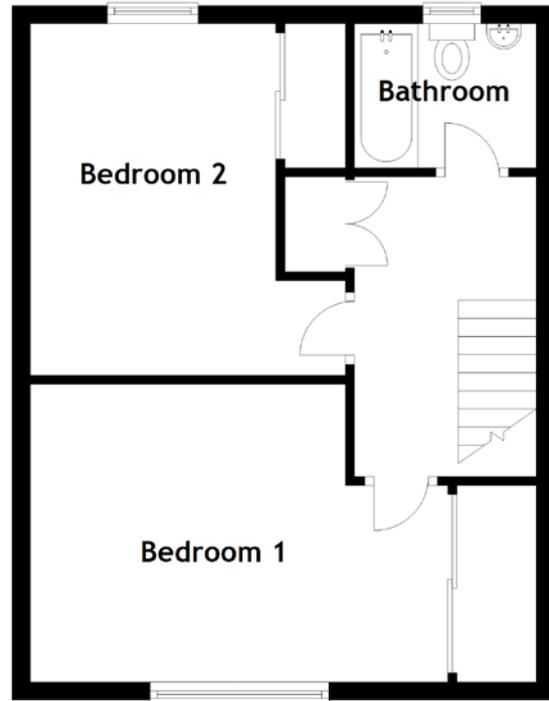
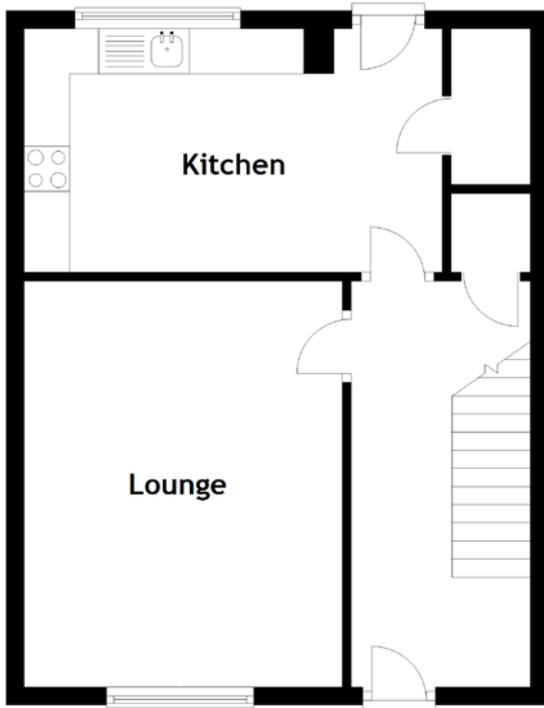


THE GARDEN



The gardens to the rear have been landscaped to incorporate low maintenance with a central pathway and a paved section to the rear all of which are fully enclosed by a wooden slatted fence. The property further benefits from a driveway and ample on-street parking.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

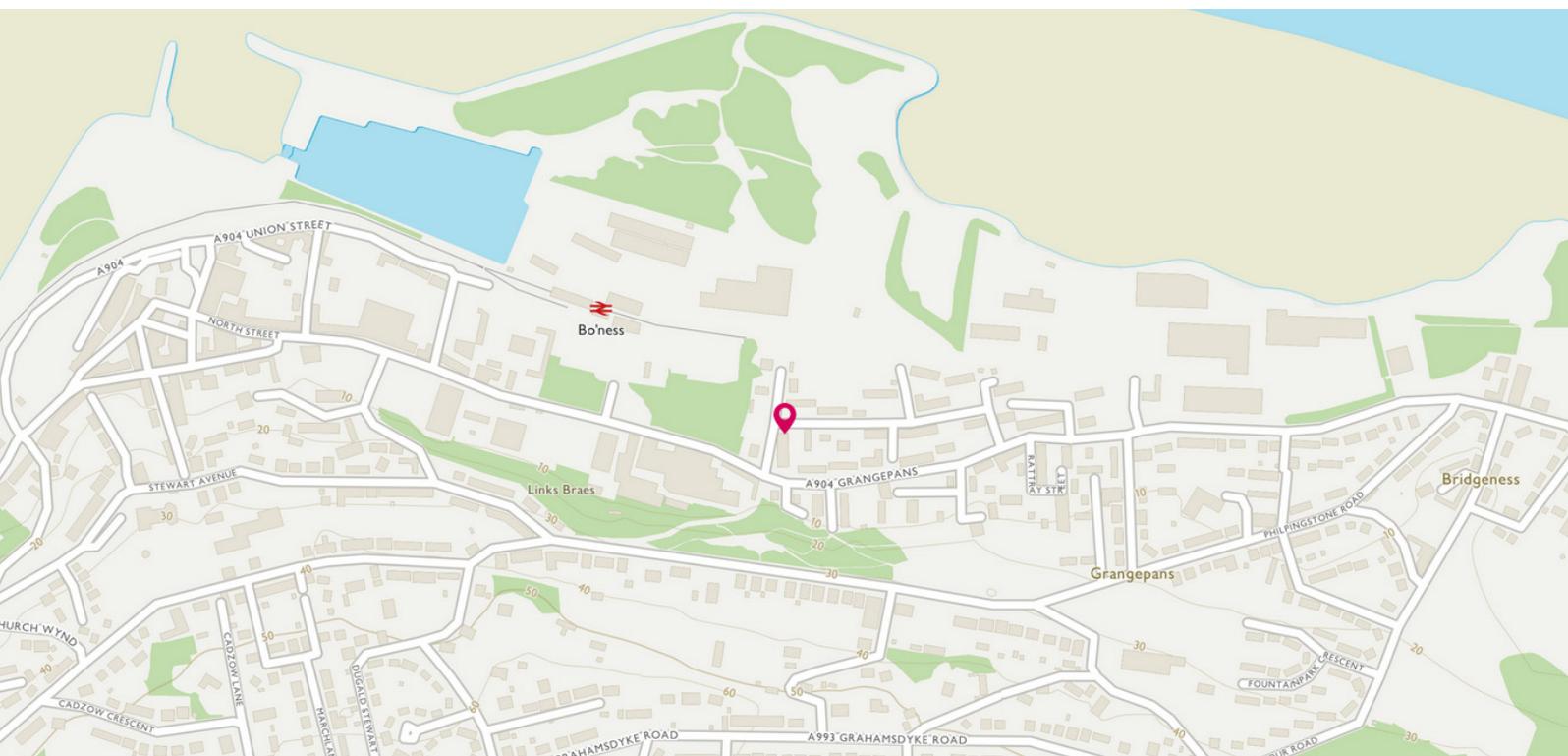
Lounge	4.50m (14'9") x 3.50m (11'6")
Kitchen	4.60m (15'1") x 2.70m (8'10")
Bedroom 1	4.50m (14'9") x 2.90m (9'6")
Bedroom 2	3.90m (12'10") x 3.47m (11'5")

Bathroom 2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m²): 76m²

EPC Rating: F

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

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. The John Muir Way, the long-distance footpath connecting Edinburgh to Glasgow, via Bridgeness Castle one way and The Kelpies the other is five minutes walk away.



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