ALLINGHAM&CO

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Telephone: 0131 447 9341
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espc

21 Panbrae Road, Bo'ness, EH51 0EJ

3 RECEPTIONS | 4 BEDROOMS | 2 BATHROOMS | EPC: D

Location

This beautiful four bed semi-detached home is situated in the charming town of Bo'ness in West Lothian with stunning views over the southern banks of the river Forth. This vibrant coastal town offers an appealing blend of seaside character, historic interest and modern convenience.

There is an abundance of local amenities including supermarkets, high street stores, independent retailers, cafés, restaurants, bars and the renowned Hippodrome Cinema, along with well-regarded primary and secondary schooling.

The Kinneil Estate and Foreshore Park offer excellent outdoor and sporting opportunities, while the town's heritage attractions, including the famous Bo'ness & Kinneil Railway add to it's distinctive appeal. The property has delightful open views and there are also several golf course within easy reach.

Bo'ness is ideally placed for commuters, lying just a short drive from the M9 motorway which provides swift access to Edinburgh, Falkirk, Linlithgow and Glasgow. Linlithgow railway station, approximately 10 minutes away by car, offers regular services to both Edinburgh and Glasgow, making the town particularly attractive to professionals seeking a quieter residential setting with easy city links.

Home Report

Please visit: www.allingham.co.uk or www.espc.com













Accommodation

Ground floor

- Entrance vestibule
- Large inviting hallway
- Living room with box bay window overlooking the Forth
- Sitting room
- Dining room
- Kitchen with breakfast bar
- Utility room with cloak room off (WC & wash hand basin)

First floor

- Principal bedroom with ensuite shower room and built in storage
- 3 further bedrooms, two with built in storage
- Family bathroom with corner bath, separate shower, washbasin and WC

Extra features

- Gas central heating
- Double glazing
- Large driveway
- Double garage with electric door (Hormann)
- Gardens to the front, side and rear
- External store in the rear garden

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

