



**109 Stewart Avenue, Bo'ness, West Lothian EH51 9NN**  
**Offers Over £255,000**

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KnightBain are delighted to present to the market this amazing End Terraced Villa arranged over two levels offering spacious family accommodation and with wonderful views over to the Firth of Forth and Bo'ness and Kinneil Railway. The accommodation comprises lounge, sitting room, fitted kitchen/breakfast room with all appliances, three double bedrooms, one single bedroom, bathroom with roll top slipper bath and shower room, The property also benefits from gas central heating with combi boiler, expansive garage ideal for a number of uses including conversion, and large attic, again ideal for conversion subject to planning. Shared driveway leading to large slabbed suntrap patio area and parking for several vehicles.

**Vestibule**

Access through UPVC door with opaque double glazed insets. Cupboard housing electric switchgear. Opaque glazed panel. Coat hooks, vinyl floorcovering. Door to hall.

**Hall**

Welcoming hallway with new doors to lounge/dining room, sitting room, fitted kitchen/breakfast room, double bedroom and bathroom. Quality carpeting through hall and staircase. Hatch to large insulated attic with light, ideal for conversion subject to planning. Traditional radiator.

**Sitting Room**

17'2" x 15'9" (5.23m x 4.80m)

Exceptionally spacious sitting room with rear facing window offering views over to the Firth of Forth and Bo'ness and Kinneil Railway. Fire surround with marble inset and hearth and electric fire. Quality fitted carpet, traditional radiator.

**Lounge/Dining Room**

17' x 13' (5.18m x 3.96m)

Another spacious room with front facing window and venetian blind. Part quality carpet and part quality vinyl floorcovering. Traditional radiator, recess for fire (ideal for a wood burning stove).

**Fitted Kitchen/Breakfast Room**

14'6" x 12'9" (4.42m x 3.89m)

Fitted with an abundance of Howden's Burford shaker style base and wall mounted units, one housing combi gas central heating boiler, drawers, wine cooler, integrated fridge/freezer, quality 1.5 bowl sink with side drainer and single lever tap, square edge worktops and matching backboards, double chimney style extractor hood and stainless steel splashback. The washing machine and range cooker are included in the sale but are not warranted. Rear facing window with venetian blind. Karndean style flooring, traditional radiator, 4-way tracked lighting.

**Bedroom Three**

16'4" x 9'3" (4.98m x 2.82m)

Double bedroom with front facing window and venetian blind. Quality fitted carpet, new radiator.

**Bathroom**

10'8" x 5'5" (3.25m x 1.65m)

Exquisite bathroom with roll top slipper bath, wash hand basin and dual flush WC built into vanity unit with display shelves, Opaque single glazed window with wide sill and display shelf below. Panelled to dado height. Traditional heated towel rail radiator, vinyl floorcovering.

**Staircase & Hall**

Carpeted staircase leading to the lower floor offering a large area ideal for use as an office etc. Rear facing window with venetian blind. Doors to shower room and bedrooms. Fitted carpet through hall and bedrooms one and three

**Shower Room**

10'7" x 4'5" (3.23m x 1.35m)

Large wall clad shower cubicle with mains shower, rectangular wash hand basin with mixer tap and cupboard under, and dual flush WC with laminate clad wall behind and display area. Single opaque glazed window with wide sill. Quality vinyl floorcovering, traditional heated towel rail radiator.

**Bedroom One**

13'9" x 12'2" (4.19m x 3.71m)

Fabulous room with three double fitted wardrobes with cupboards above offering an abundance of storage. Radiator.

**Bedroom Two**

13'5" x 13' (4.09m x 3.96m)

Another great sized room with rear facing window, roller blind again offering wonderful views. One double and one single fitted wardrobes with cupboards above. Fitted carpet, new radiator.

**Bedroom Three/Nursery**

14'4" x 7'4" at widest (4.37m x 2.24m at widest)

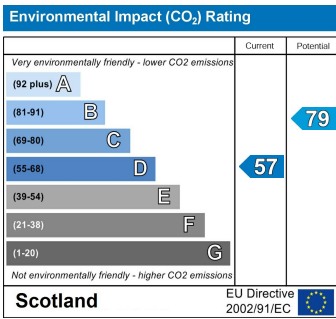
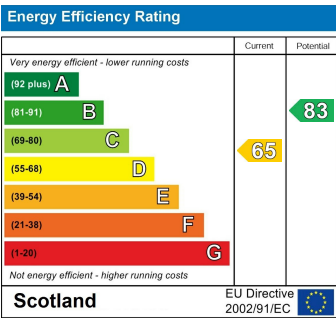
Single bedroom with front facing window and venetian blind. Large storage cupboard.

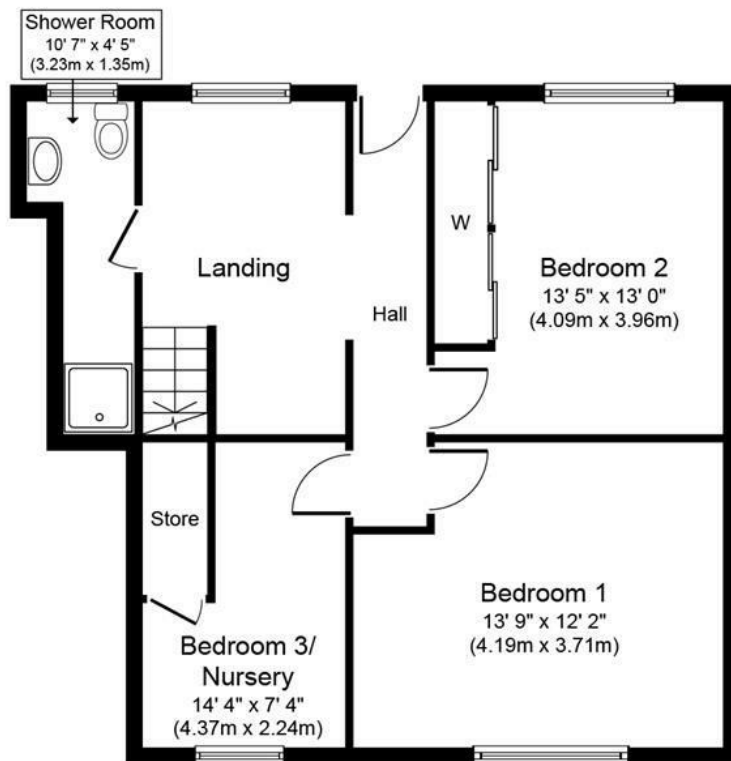
**Garage**

Expansive garage ideal for use as a workshop, hobby room, home office or conversion into another room as part of the property (subject to the planning etc.).

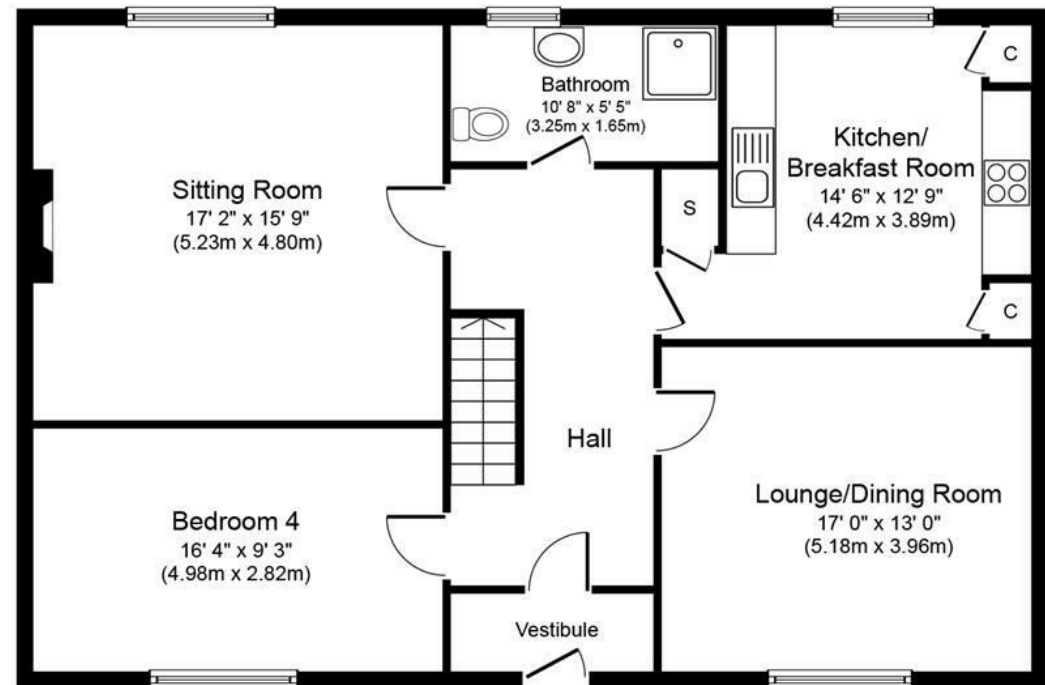
**Gardens**

Small front garden, shared driveway leading to suntrap rear garden.





**Lower Floor**  
**Approximate Floor Area**  
**646 sq. ft.**  
**(60.0 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**1,023 sq. ft.**  
**(95.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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*These particulars, whilst carefully prepared, are not warranted.*

*Prospective purchasers should make their own enquiries to confirm the details of this property.*

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