



37A Philpington Road
Bo'ness EH51 9JL
Offers Over £169,500

Caesar & Howie
Solicitors & Estate Agents



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EH51 9JL

This is an extremely spacious and well presented double upper traditional flat, originally two dwellings and now offering fantastic and versatile accommodation. Located in a highly sought after area, the property has an abundance of character and has quality finishes and fittings throughout. It will also make an ideal combined home/office for busy professionals working from home. All rooms are well proportioned and there is also a garage and section of garden to rear. Many extras are included and early/flexible entry is available. Chain free. The location has easy access to the town centre amenities, public transport, schools and local facilities. Rail services are found at nearby Linlithgow and the M9 gives swift access to major towns and cities.

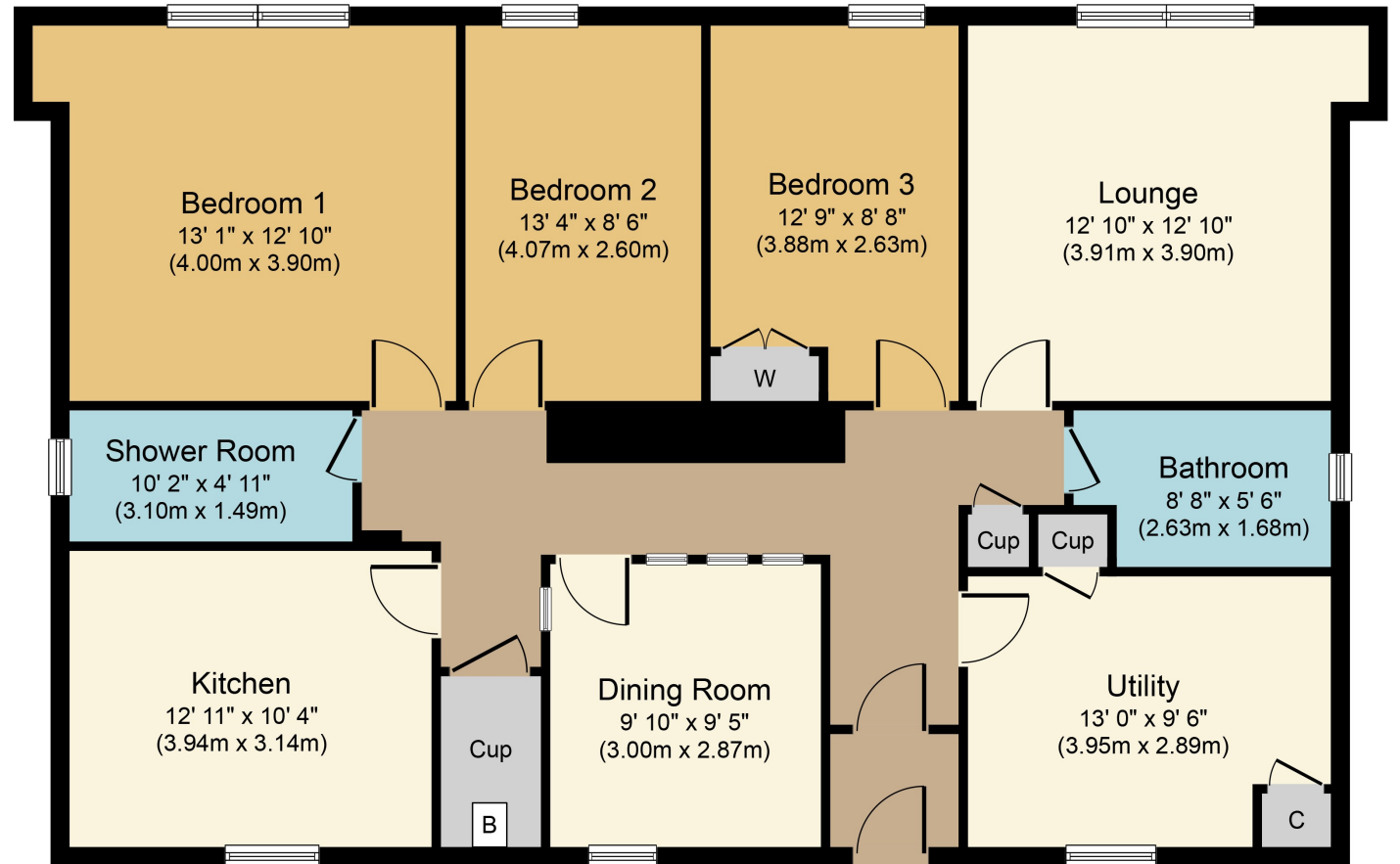
- Entrance stair to rear
- Hallway
- Lounge & dining room
- Lux kitchen/breakfast room
- Large utility/laundry room
- Three bedrooms
- Bathroom & sep shower room
- GCH, DG, Alarm
- Garage & Garden
- Council Tax Band D

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email kma@caesar-howie.co.uk



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First Floor

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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