



3 Providence Brae
Bo'ness EH51 0EB
Offers Over £95,000

Caesar & Howie
Solicitors & Estate Agents



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An excellent home which will suit a variety of buyers is offered from this recently renovated three bedroom flat. It boasts a brand new modern kitchen, bathroom and electric heating system. It further benefits from three well proportioned bedrooms and a shared garden area to the rear. It is ideally located in the heart of the town with easy access to all local amenities, shopping, schooling at all levels, and excellent road links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property. Early/flexible entry is available with no onward buying chain involved.

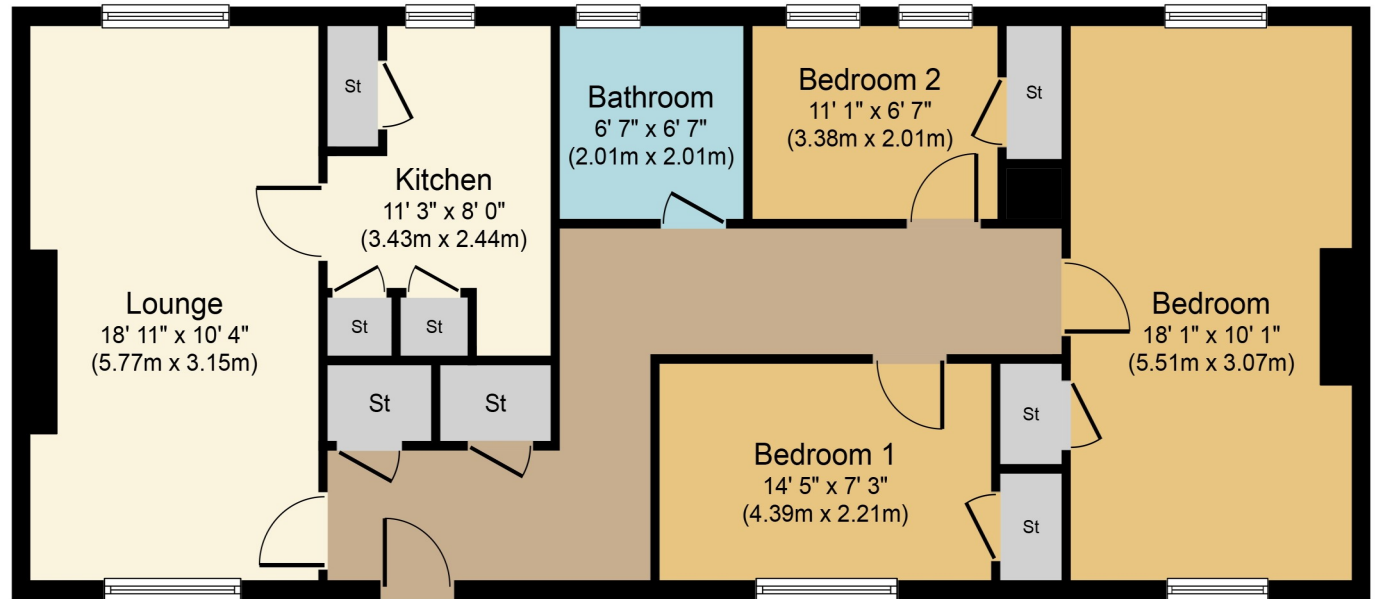
- **Entrance Hallway**
- **Spacious Lounge**
- **Kitchen**
- **Three Bedrooms**
- **Modern Bathroom**
- **Shared Gardens**
- **DG & Electric Heating**
- **Council Tax Band: A**
- **Energy Efficiency Rating: TBC**

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



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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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