



Morgans

7A LINKS ROAD
BONESS, EH51 9AN
OFFERS IN THE REGION OF £25,000



**7A LINKS ROAD
BONESS
EH51 9AN**

FIRST HOME OR BUY TO LET INVESTMENT OPPORTUNITY (Great Time to get onto the Property Ladder). This is a first floor flat conveniently located for access to all local amenities. Keenly priced ideal for starter home, couple or buy to let investor. The subjects are well proportioned and comprise entrance hall, lounge open plan to kitchen, double bedroom and bathroom. The property benefits from double glazing and gas central heating. Communal gardens to the rear. On street parking. EPC RATING C.

LOCATION

Boness is very popular, especially with commuters. It combines a countryside location beside the Firth of Forth with easy access to Edinburgh, Stirling and Glasgow. There are convenient links to the M9 and the central belt road network. Linlithgow railway station and Edinburgh airport are close by. The surrounding area is rich in culture and history. There are excellent schools, health centres, shopping, cinema, swimming pool, golf, woodlands and recreational opportunities. Boness is a good place to live with its great sense of community as reflected in the annual fair for children.

MEASUREMENTS

LOUNGE 13'11 x 9'4

KITCHEN 10'3 x 4'9

DOUBLE BEDROOM 10'8 x 9'10

BATHROOM 7'1 x 4'10

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom & light fittings.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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