



**16 a Grange Terrace, Bo'ness**

**Offers Over £269,995**



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### Description

Tucked away on a substantial plot (approximately three quarters of an acre) is this delightful cottage, which just oozes charm and character.

Viewing is the only way to fully appreciate this property and the potential it offers internally and externally.

The current owners have run a successful bed and breakfast from here, utilising the extensive grounds and outbuildings, such as a bunk house, cabin with a pizza oven, summerhouse, dining room, shower room, W.C,

There is a single garage that can be utilised as a work shop and there is also three greenhouses.

From the top of the garden there are stunning views towards the Forth estuary, The Ochils and beyond.

The property further benefits from gas central heating, a combi boiler, multi fuel burning stoves, off street parking, and solid oak flooring

### Accommodation

Accommodation is arranged over one level and is entered from the front into a vestibule that leads to the reception hallway.

The lounge is full of character and quirkiness, with a log burning stove as the focal point.

the spacious dining room is just off the lounge and also has a log burning stove.

the kitchen is located to the rear off the property, and has a range of storage units with complimentary work tops.

There are 2 good sized bedrooms and a study, which could be utilised as a nursery.

To complete the accommodation is the family bathroom.

### Outside

Externally is where this property sets itself apart from others.

The property is accessed from Grange Terrace via a single track driveway.

The mature garden is tiered, and apart from the afore mentioned outbuildings, a large variety of plants, and a number of seating areas.

The largest greenhouse has mature Grapevines, which produces grapes in late Summer.

There is a number of seating areas in the vast garden, with two decking areas at the top of the garden to get the best over the Forth Estuary and the hills beyond.

Again viewing is the only way to fully appreciate this garden.

### Local Area

The expanding town of Bo'ness has amenities to meet every day needs, including schools at both Primary and Secondary levels, located within walking distance.

Attractions in the town include the Bo'ness and Kinneil Railway, Kinneil House, Hippodrome art deco cinema, Motor Museum, and Antonine Wall.

Bo'ness is also ideally placed for the commuter with major access roads allowing ease of movement outwith the area.

Edinburgh Airport is easily accessible, and it is also worth noting the proximity to Linlithgow, which provides additional shopping and recreational activities and a railway station with regular services to Edinburgh, Glasgow, Stirling and beyond.

### Lounge

4.50m x 4.60m (14'9" x 15'1")

### Kitchen

2.30m x 3.22m (7'7" x 10'7")

### Dining Room

2.90m x 5.50m (9'6" x 18'1")

### Bedroom

3.36m x 4.50m (11'0" x 14'9")

### Bedroom

3.60m x 3.00m (11'10" x 9'10")

### Study

1.79m x 2.17m (5'10" x 7'1")

### Bathroom

1.44m x 2.18m (4'9" x 7'2")

### Vestibule

1.00m x 2.00m (3'3" x 6'7")

### Contact Us

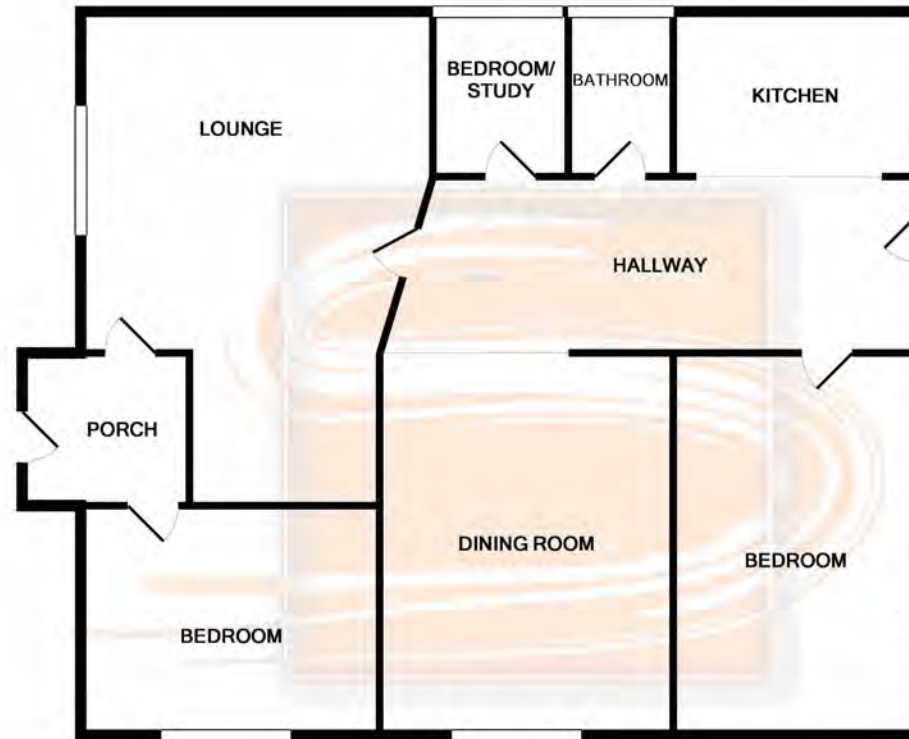
To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



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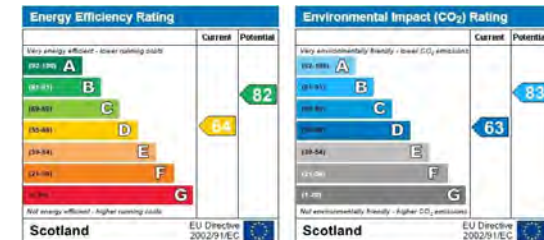
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TOTAL APPROX. FLOOR AREA 1146 SQ.FT. (106.4 SQ.M.)

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. 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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