



24 Grahamsdyke Road, Bo'ness
Offers Over £550,000



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Description

This spacious and imposing detached villa built circa 1907, offers generously portioned accommodation and views towards the Forth Estuary, the Ochills and beyond. The property has a wealth of stunning original features throughout including ornate cornicing, open fireplaces, deep skirtings, stained glass windows, chandelier light fittings and sash and case windows. Internal inspection is the only way fully appreciate the size and character that this beautiful property offers.

Accommodation

The accommodation is set over two levels and is entered from the front into the storm porch which then give access to the grand entrance hallway featuring a sweeping staircase and an open fire place. The formal sitting room is naturally light and airy and has a bay style window, ornate cornicing and an open fire with a fire surround. The dining room has a bay style window and cornicing. The good sized kitchen is modern and contemporary but still has that lovely traditional feel. The kitchen has ample base and wall units, complementary work tops, Cookmaster Leisure Range and an island work station with dish washer and fridge below. Just off the kitchen is a utility room with Belfast style sink. The family room has a fire place as the focal point. To complete the ground floor accommodation is the study to the rear, a second utility room and two WCs.

The upper landing has a beautiful stained glass window and two chandeliers. The master bedroom has an open fire and views towards the Forth estuary. The en suite has a stand alone bath and separate shower unit. There are a further 3 double bedrooms with bedroom two also having views towards the Forth estuary. The family bathroom has a stand alone bath and separate shower.

Outside

The property has substantial grounds around the property which are primarily laid to lawn with mature trees and shrubs. There are two driveways: one with electric gates leading to the garage. The grounds are enclosed with walls and fences.

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 & Kinnel Railway, Kinnel House, Hippodrome art deco cinema and Antonine wall. Bo'ness is also ideally placed for the commuter with major access roads allowing ease of movement outwith the area. It is also worth noting the proximity to Linlithgow, which provides additional shopping and recreational facilities and a railway station with regular services to Edinburgh, Glasgow and beyond.



Entrance Porch

1.90m x 1.43m (6'3" x 4'8")

Entrance Hallway

5.29m 4.31m (17'4" 14'2")

Formal Lounge

5.29m x 4.31m (17'4" x 14'2")

Family Room

4.31m x 4.28m (14'2" x 14'1")

Dining Room

5.06m x 4.41m (16'7" x 14'6")

Kitchen

4.51m x 3.71m (14'10" x 12'2")

Utility Room

3.78m 2.20m (12'5" 7'3")

Study

2.73m x 2.32m (8'11" x 7'7")

Master Bedroom

5.32m x 4.36m (17'5" x 14'4")

En Suite

3.35m x 2.60m (11'0" x 8'6")

Bedroom 2

5.81m x 3.52m (19'1" x 11'7")

Bedroom 3

4.32m x 3.94m (14'2" x 12'11")

Family Bathroom

3.25m x 2.73m (10'8" x 8'11")

Bedroom 4

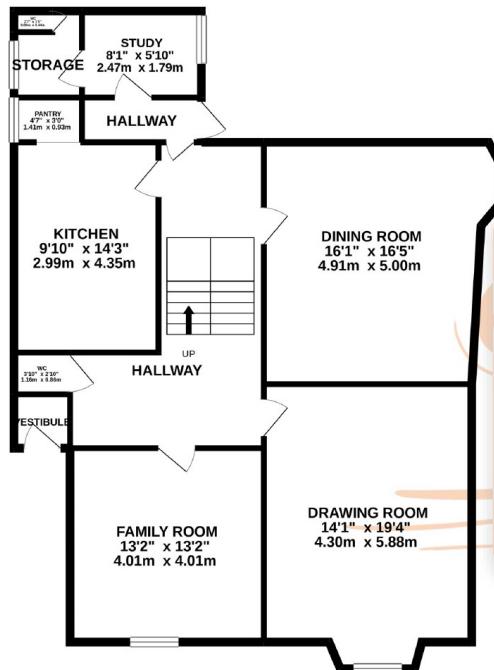
3.69m x 3.32m (12'1" x 10'11")

Contact Us

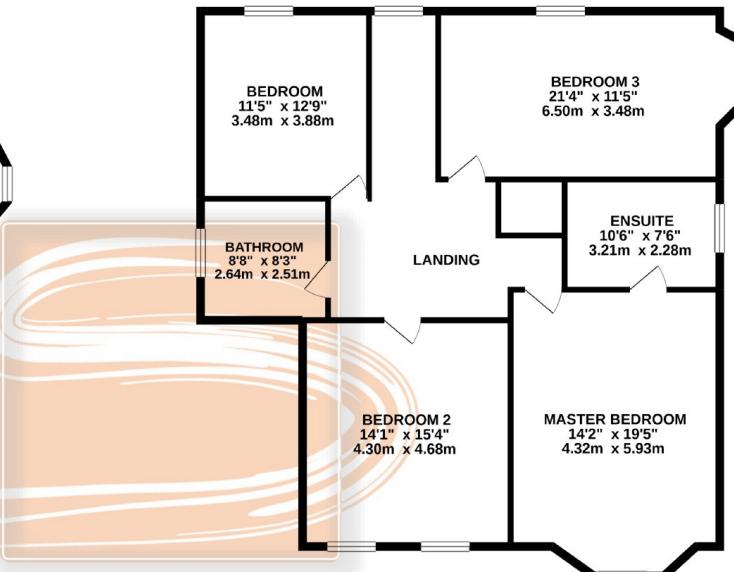
To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



GROUND FLOOR



1ST FLOOR



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