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14 Grahamsdyke Road, Bo'ness

Offers Over £330,000

- Substantial Detached Villa
- 5 Bedrooms
- 2 Public Rooms
- In Need of Refurbishment
- Fantastic Potential
- Full of Character
- Large Garden
- Viewing Essential



14 Grahamsdyke Road, Bo'ness

Description

14 Grahamsdyke Road, Bo'ness is a unique opportunity to purchase a substantial traditional villa situated on a large plot in a popular and sought after locale. While in need of internal refurbishment, the property is full of character and has fantastic potential. Many lovely features include a turret, high ceilings, fireplaces, a sweeping staircase and mezzanine landing. The property further benefits from electric heating, double glazing and good storage throughout. Viewing is the only way to fully appreciate the potential and opportunity this lovely home has to offer.

Accommodation

The generously proportioned and versatile accommodation is arranged over two levels and has an abundance of natural light flowing throughout. The ground floor accommodation includes a warm and welcoming reception hallway, the formal lounge has a bay style window and a featured fire place as the focal point. A lovely feature of the sitting room is the turret. The spacious kitchen has a wide range of storage units and has ample work tops. The rear hallway gives access to the WC and the rear garden. Also on the ground floor are two walk in cupboards one of which could be used as a pantry and the other a small office.

The lovely sweeping staircase gives access to the mezzanine landing which houses a double bedroom, bathroom and WC.

The upper level has four bedrooms and a study. The master bedroom has a bay style window with views towards the Forth estuary and beyond. Bedroom two has a turret which has a fitted seating area and also has views towards the Forth Estuary.

Outside

Externally there are good sized gardens to the front and rear which are primarily laid to lawn and have a mixture of mature trees and bushes. The driveway provides ample off street parking and has separate entry and exit openings.

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 & Kinneil Railway, Kinneil 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.

Formal Lounge

5.78m x 4.38 (19'0" x 14'4")

Sitting Room

4.98m x 4.35m (16'4" x 14'3")

Kitchen

3.52m x 4.52m (11'7" x 14'10")

Office/Storage

1.50m x 4.5m (4'11" x 14'9")

Pantry Cupboard

1.9m x 2.40m (6'3" x 7'10")

WC

1.90m x 1.40m (6'3" x 4'7")

Master Bedroom

5.03m x 4.30m (16'6" x 14'1")

Bedroom 2

4.90m x 4.16m (16'1" x 13'8")

Bedroom 3

4.40m x 3.91m (14'5" x 12'10")

Bedroom 4

3.5m x 4.46m (11'6" x 14'8")

Bedroom 5

3.12m x 2.86m (10'3" x 9'5")

Study

1.5m x 2.8 (4'11" x 9'2")

Bathroom

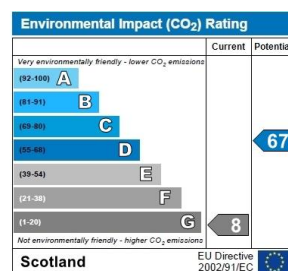
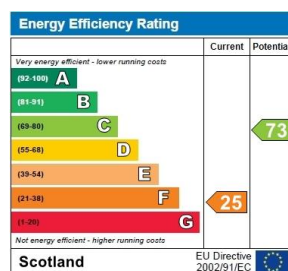
2.8m x 2.47m (9'2" x 8'1")

WC

1.58m x 0.8m (5'2" x 2'7")

Contact Us

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



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