




McEwan Fraser Legal
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105a Stewart Avenue

BO'NESS, EH51 9NN

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Bo'ness sits on the banks of the River Forth, twenty minutes from Edinburgh Airport and ten minutes from the main Glasgow to Edinburgh rail line at Linlithgow. The town contains the award-winning Hippodrome Cinema, a faithfully renovated 1912 working cinema showing the latest films daily. The Antonine Wall and the Kinneil House museum provide an insight into the earlier town and Bo'ness is of course host to the award winning Scottish National Railway Museum with steam trains running during the summer from the restored town railway station.

The town centre has a selection of privately owned shops, cafes, pubs, hairdressers, takeaways as well as a Lidl and a Tesco whilst, from the house, there is easy access to the waterfront and the foreshore walks, a paradise for dogs.

The John Muir Way, the long-distance footpath connecting Edinburgh to Glasgow, via Bridgeness Castle one way and the Kelpies the other is five minutes walk away.

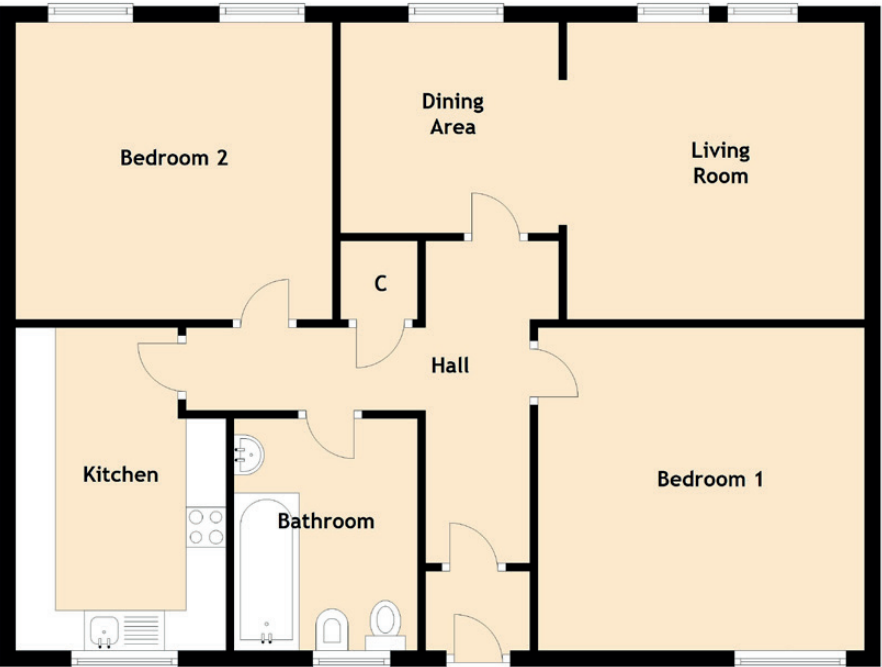


105 A STEWART AVENUE

McEwan Fraser is delighted to present this generous two bedroom upper-villa to the market. The property enjoys an enviable position on a sought after street with views across the Firth of Forth. Occupying the whole of the first floor, accommodation includes a generous reception room, two large double bedrooms, well-proportioned kitchen and bathroom. The property further benefits from gas central heating, double glazing, off-street parking and a communal rear garden. The property is accessed by a staircase to the rear. A handy vestibule opens into a central hallway which includes storage and loft access. The main lounge faces onto Stewart Avenue and enjoys excellent proportions. A southerly aspect and three large windows create a warm bright space. There is ample floor space for a brace sofa, dining table and associated free-standing furniture. The kitchen enjoys a beautiful view over the Forth. Comprising a full range of base and wall mounted units, the kitchen offers excellent prep and storage space to the aspiring chef. Gas hob, electric oven, hood and fridge freezer are integrated. The property enjoys two very generous double bedrooms. The master bedroom looks towards the forth and boasts fantastic floor space. You could easily install a super king bed, several wardrobes and plenty of other free-standing furniture in comfort. A second double bedroom facing onto Stewart Avenue enjoys similar proportions. The internal accommodation is completed by an ample bathroom which boasts full tiling, natural light and a three-piece white suite with shower over bath.

This is very generous property and internal inspection is advised to appreciate the proportions on offer.





SPECIFICATIONS FLOOR PLAN & LOCATION

Approximate Dimensions
(Taken from the widest point)

Kitchen	4.03m (13'3") x 2.63m (8'8")
Dining Area	2.73m (8'11") x 2.63m (8'8")
Living Room	3.78m (12'5") x 3.72m (12'2")
Bedroom 1	4.66m (15'3") x 3.99m (13'1")

Bedroom 2	3.96m (13') x 3.71m (12'2")
Bathroom	2.90m (9'6") x 2.29m (7'6")

Gross internal floor area (m2) : 84m2

EPC Rating : E



Image credit: <https://www.ordnancesurvey.co.uk/maps/>



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