



3 Grahamsdyke Road

Bo'ness, EH51 9EQ



VMH ESTATE AGENTS



Beautiful Arts & Crafts villa within the historic town of Bo'ness

- Sitting room
- Dining room
- Breakfasting kitchen
- Boot room
- 3 double bedrooms
- Bathroom with 4 piece suite
- Detached double garage
- Front & rear gardens
- Flexible family accommodation
- Gas central heating
- Partial double glazing



Offers Over:

£325,000



Further information can be found in the home report.

About the Property

Situated in the historic town of Bo'ness, this impressive semi-detached Arts and Crafts-style villa, designed by renowned local architect Matthew Steele in the 1930s, offers an exceptional family home.

The property provides three generous double bedrooms and three versatile reception areas, complemented by beautifully maintained gardens and a detached double garage. The spacious living room features a log-burning stove, elegant cornicing and hardwood flooring, while the dining room connects conveniently to a well-appointed kitchen with casual dining area and patio doors to the rear garden. A modern family bathroom completes the accommodation.

Further benefits include gas central heating, partial double glazing and captivating views.

Extras

To include all fitted carpets, floor coverings, curtains, curtain poles & blinds in addition to the white goods within the kitchen - fridge, fridge/freezer, oven, hob, extractor hood, washing machine & dishwasher. Please note the wood burning stove and light fittings in the sitting room are not included within the sale.

vmh.co.uk





📍 Location

Enjoying a picturesque location on the banks of the River Forth, Bo'ness is a historic and vibrant town less than 20 miles from Edinburgh and just over 30 miles from Glasgow. The town centre offers an excellent range of amenities, including supermarkets, high street stores, independent retailers, cafés, restaurants, bars and the renowned Hippodrome Cinema.

Bo'ness Recreation Centre provides a gym, fitness classes, swimming pool and café, while several golf courses are within easy driving distance. Kinneil Estate offers scenic walking, cycling and running routes. The town is well served by bus links, with nearby Linlithgow railway station providing regular services to Edinburgh and Glasgow. The M9 also offers convenient access across the central belt.

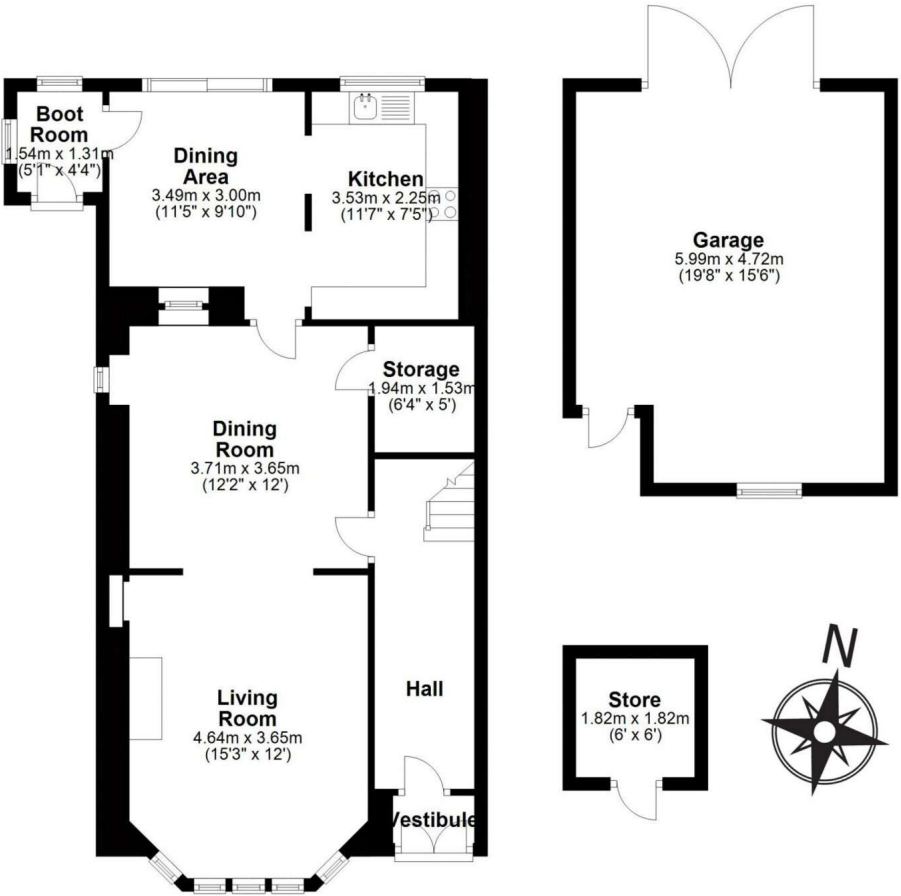




Floor Plan

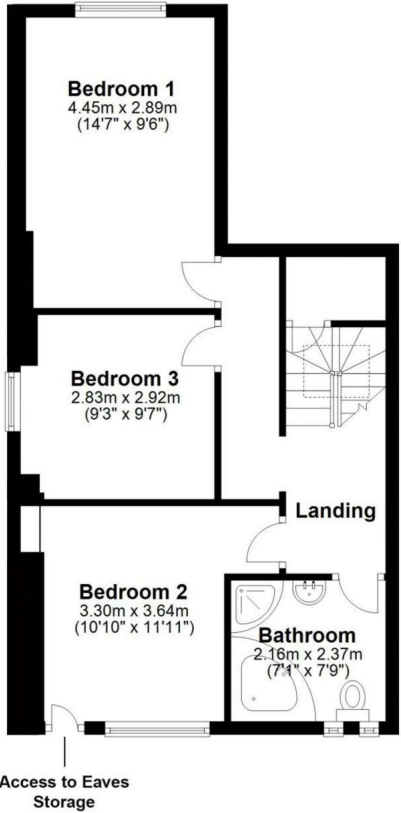
Ground Floor

Approx. 94.4 sq. metres (1015.8 sq. feet)



First Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



Total area: approx. 143.1 sq. metres (1539.8 sq. feet)





VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.