



63 Stewart Avenue, Bo'ness

In Excess of £375,000



**RE/MAX**  
Estate





## 63 Stewart Avenue

Bo'ness, Bo'ness

Charming 3-bed detached property with character features, open plan lounge/diner, conservatory, double garage, and office/workshop. Convenient location near town amenities.

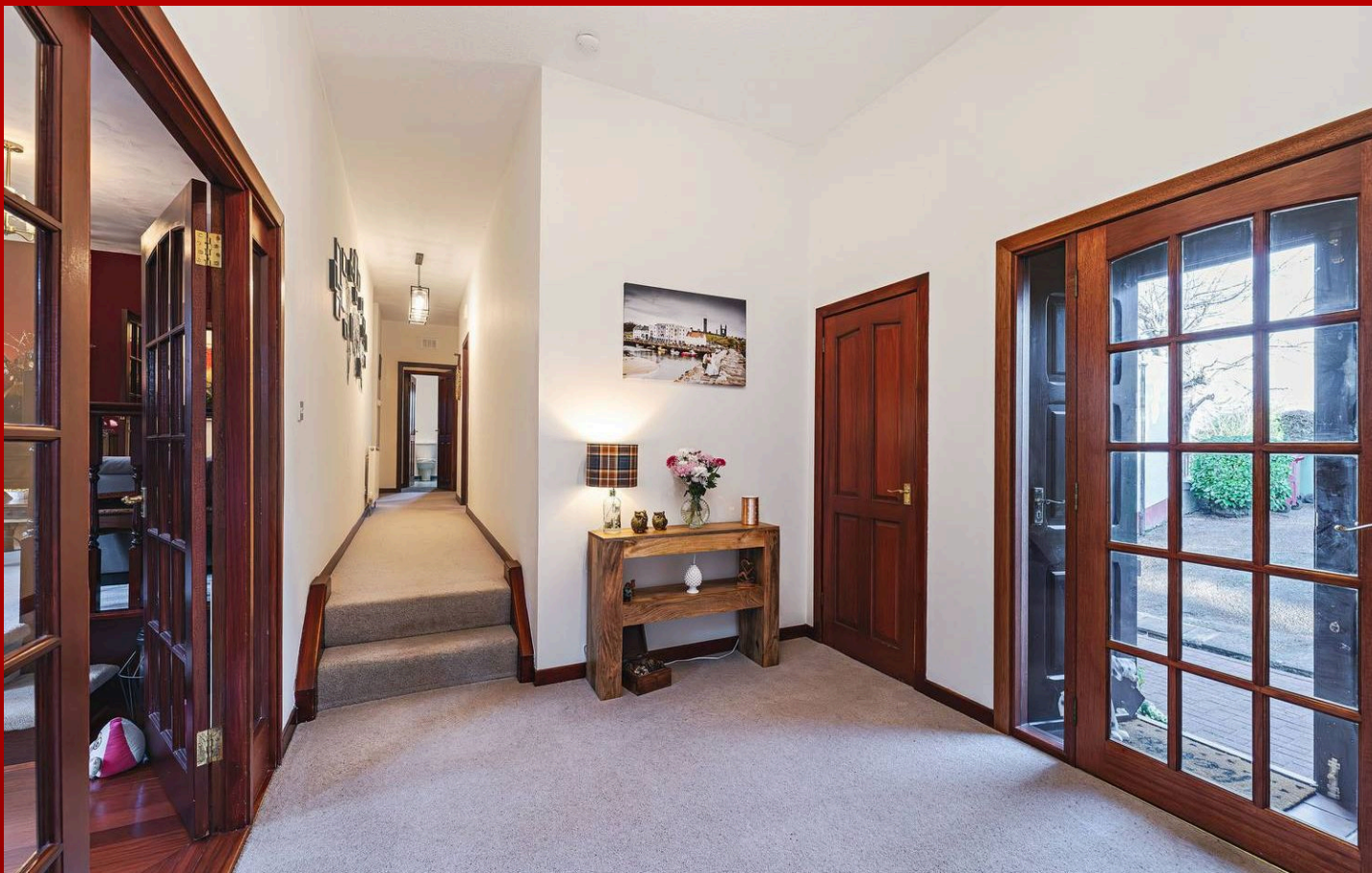
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





### vestibule

The stunning original feature double split front door creates a striking first impression, setting the tone for this charming property. The entrance boasts a tiled floor, combining style with practicality, and includes a radiator to ensure a warm welcome. With ample space for storing shoes and coats, this quirky and characterful entryway offers both functionality and a touch of unique charm.

### Entrance Hall

8' 10" x 9' 4" (2.70m x 2.85m)

The welcoming entrance hall exudes charm with its high ceilings and light, airy atmosphere. It provides convenient access to the lounge/diner, bedroom 2, and a handy cloakroom, perfect for storing coats and jackets. This beautifully designed space sets the tone for the rest of the home, offering a warm and inviting first impression.

### Lounge

18' 5" x 11' 9" (5.61m x 3.59m)

This unique and stylish large lounge is a true standout, offering an open-plan design that flows effortlessly into the dining area, with access to the main hall and the conservatory. Bursting with character and charm, the space boasts real wood flooring, a striking fire surround with a fireplace, and stunning high ceilings that add to its grandeur. Three generously sized windows allow natural light to flood the room, creating a bright and inviting atmosphere. With its quirky design and distinctive features, this lounge is both captivating and full of personality.







### Dinning open plan Area

15' 9" x 11' 9" (4.80m x 3.58m)

This fantastic open-plan area offers incredibly versatile living space, seamlessly flowing from the lounge. It provides ample room for a dining table and chairs, making it an ideal dining area, or can equally serve as a cosy second sitting room. With carpeted flooring, a radiator, and a centre light fitting, the space exudes warmth and comfort. High ceilings and an array of original features enhance the ambiance, creating a charming and inviting atmosphere perfect for modern living.

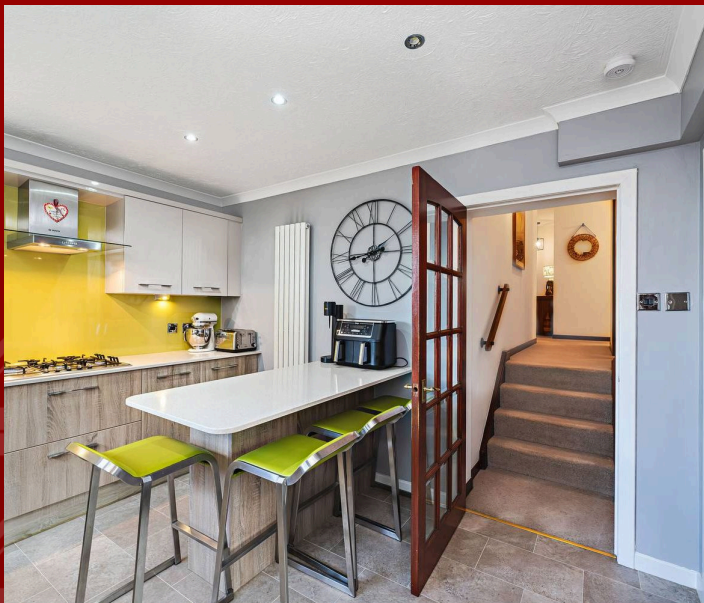
### Conservatory

The light and spacious conservatory is a truly special room, surrounded by windows that flood the space with natural light and offer delightful views of the garden. A rear door provides direct access to the outdoor area, making it perfect for seamless indoor-outdoor living. The tiled flooring and wall lighting add a touch of elegance, while the heated wall radiator ensures comfort year-round. This charming conservatory is an ideal space to relax and enjoy moments of tranquillity.

### Kitchen/Breakfast Room

11' 9" x 11' 9" (3.58m x 3.58m)

The well-equipped kitchen and breakfast room is both stylish and practical, featuring high-quality quartz worktops and a breakfast bar that comfortably seats four. Spotlights on the ceiling create a bright and modern ambiance, while the durable vinyl flooring adds a sleek finish. A side-view window offers an amazing view of the Forth, enhancing the room's charm. The kitchen includes a gas hob with an extractor, a sunken sink with a drainer and mixer tap, and a vertical modern radiator for added comfort. Integrated appliances such as a dishwasher, oven, microwave, and fridge-freezer ensure seamless functionality. With a very large walk-in pantry and convenient access to both the hall and utility room, this kitchen perfectly balances elegance with efficiency.







### Utility Room

7' 2" x 4' 8" (2.18m x 1.42m)

The utility room is of a very good size, featuring vinyl flooring, a radiator, and a central light. There is ample space for a washing machine, along with a stainless steel sink and drainer fitted with a mixer tap. Additionally, the room provides convenient access to the rear garden.

### Hall

The extensive hall provides access to the kitchen, lounge, master bedroom, bedroom 1 with en-suite, bedroom 3, and the main bathroom. It also features an integral door leading to the studio/study room and the garage. With centre light fittings, a radiator, and carpeted flooring, the hall feels warm and inviting. Additionally, a large storage cupboard offers practical space and provides access to the expansive attic area, adding further convenience to this well-designed home.

### Bathroom

10' 2" x 8' 8" (3.11m x 2.63m)

The modern bathroom is a very good size, featuring a rear window that brings in natural light. It is beautifully finished with tiled walls and flooring, complemented by a sleek vertical modern radiator. Spotlights on the high ceiling enhance the room's contemporary appeal, while the large double walk-in shower cubicle, equipped with a dual-head main shower, provides a luxurious experience. Additional highlights include a stylish vanity unit with a sunken modern sink and a WC, all designed for both functionality and elegance. The original character of the space shines through, adding a unique charm to this impressive bathroom.







### Bedroom 1

The master bedroom is delightful, offering stunning views of the Forth. It features carpet flooring, a central light, and a radiator for comfort. The room includes fitted wardrobes and a linen cupboard, along with direct access to the en suite shower room. With plenty of space for free-standing furniture, it combines practicality with elegance.

### En suite

6' 9" x 6' 9" (2.05m x 2.07m)

The very nice en-suite bathroom features a luxurious sunken-style bath with a modern mixer tap and a handset shower for added convenience. A sleek vanity unit with a sink, a WC, and a mirrored cabinet provide both style and practicality. The space is enhanced by a heated towel rail, splashback tiles, and spotlights on the ceiling, creating a contemporary and relaxing atmosphere.

### Bedroom 2

11' 11" x 10' 9" (3.64m x 3.28m)

The beautiful second bedroom boasts carpeted flooring and a central light fitting, creating a cosy and inviting atmosphere. It features two sets of double wardrobes, offering ample storage space, while the rear-view window allows for an abundance of natural light to flood the room. With its high ceiling adding a sense of spaciousness, this generously sized bedroom also includes a radiator, ensuring comfort throughout the year.

### Bedroom 3

18' 0" x 7' 2" (5.48m x 2.18m)

The third bedroom is excellent in size and versatility, currently utilised as an office space but easily accommodating a double bed. It features fitted wardrobes, storage cupboards, and laminate flooring. The room is well-lit with spotlights on the ceiling and includes a radiator for comfort. A front-facing window completes the space, providing a lovely outlook.

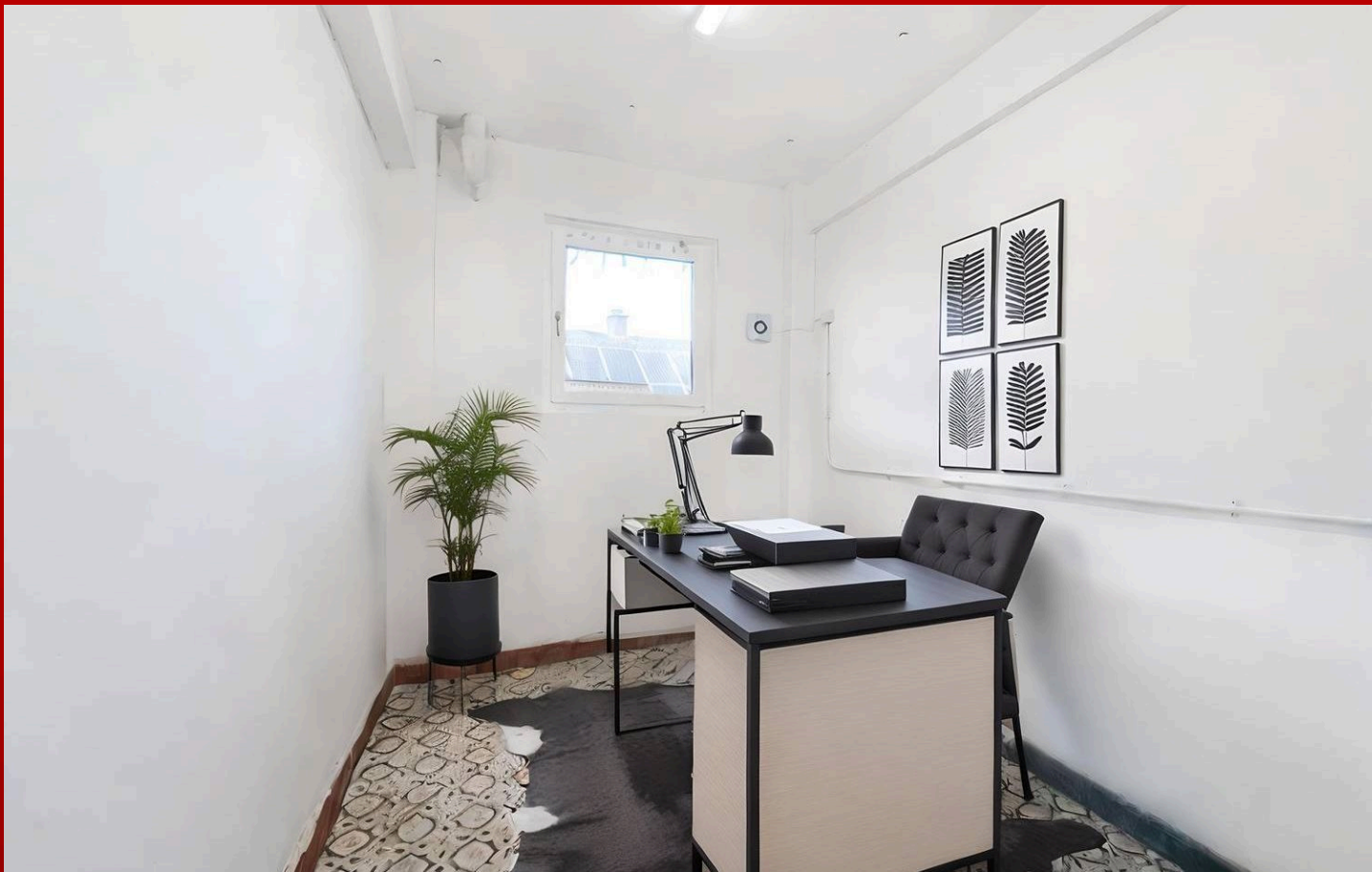
### Studio/Office

12' 5" x 8' 6" (3.78m x 2.58m)

This additional room, located within the garage area, is directly accessible from the main property. It



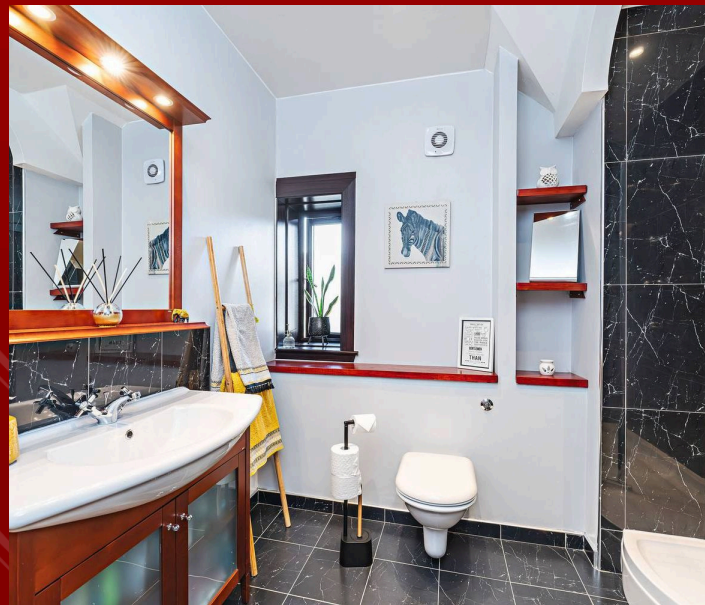




### Studio/Office

12' 5" x 8' 6" (3.78m x 2.58m)

This additional room, located within the garage area, is directly accessible from the main property. It features a rear view window, vinyl flooring, and centrally positioned lighting, creating a bright and functional space suitable for various uses.







## FRONT GARDEN

The property boasts extensive front gardens, beautifully designed with a lush, manicured lawn surrounded by an array of mature trees, vibrant plants, and well-established shrubs, creating a picturesque and welcoming setting. The side gardens add further charm, offering a variety of levels that provide visual interest and opportunities for creative landscaping. These different tiers could be transformed into a stunning feature with terraces, flower beds, or seating areas, making this outdoor space a true sanctuary for relaxation and enjoyment.

## REAR GARDEN

This property is surrounded by gardens that offer beauty and tranquillity from every angle. Mature trees provide structure and shade, while a variety of shrubs add vibrant colour and lush foliage throughout the year. The thoughtfully arranged greenery creates a serene atmosphere, making the outdoor space perfect for relaxation and enjoying nature's charm.

## GARDEN

This property boasts a wraparound garden space featuring mature trees, shrubs, and a well-maintained hedge row. It includes a lush lawn area, a decking space perfect for outdoor seating, and a dedicated vegetable plot, offering a blend of relaxation and practicality for outdoor living.





## **GARAGE**

### **6 Parking Spaces**

This property benefits from a fantastic large garage, complete with an up-and-over door for easy access, as well as a convenient side door. Inside, the garage includes a dedicated workshop area, ideal for DIY projects or hobbies. Additionally, it provides access to a versatile room that could serve as an office, an extra workshop space, or a spacious storage room. This adaptable area offers endless possibilities, making it a highly practical and valuable feature of the property.

## **GARAGE**

### **Triple Garage**

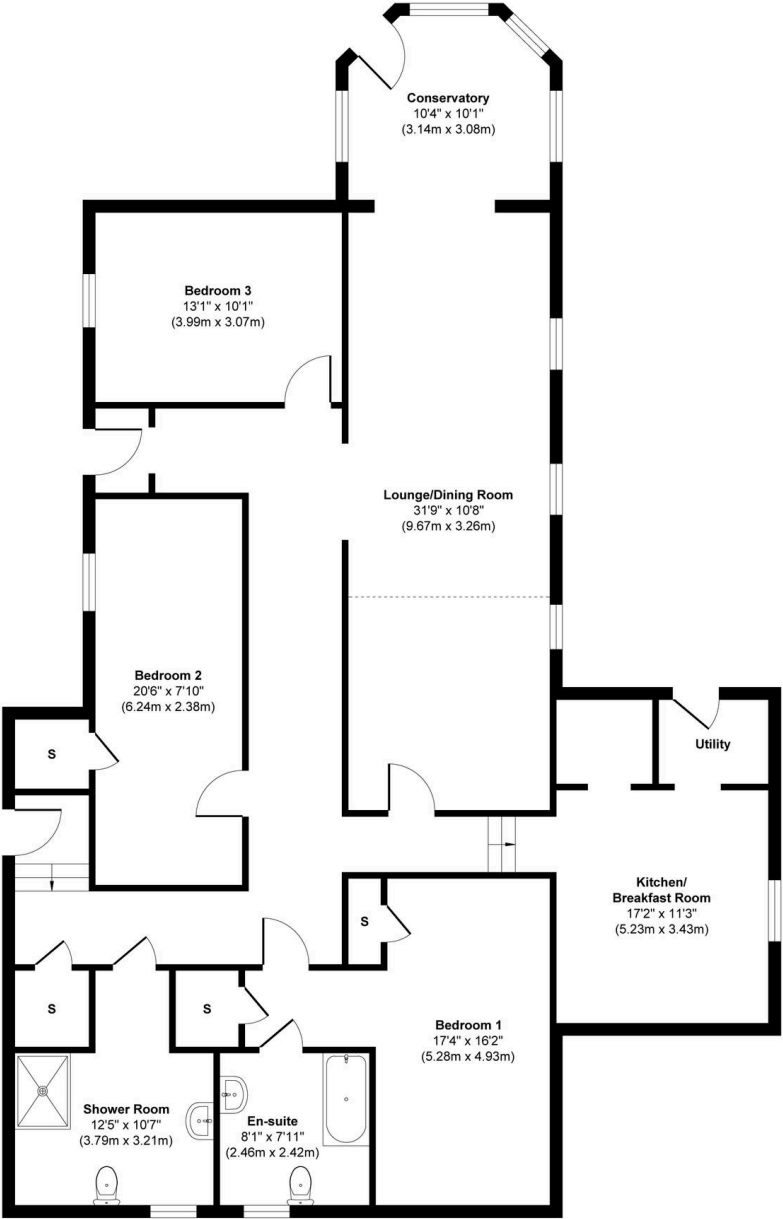
The extensive and spacious double garage is a fantastic asset, featuring a convenient roller door for easy access. Inside, it offers ample shelving and a dedicated workshop area, illuminated by practical strip lighting. Adding to its versatility, the garage includes an additional room that could serve as a studio or office space, providing endless possibilities. An integral door connects the garage directly to the main property, and a side door also which enhancing functionality and making it a truly valuable addition to the home.







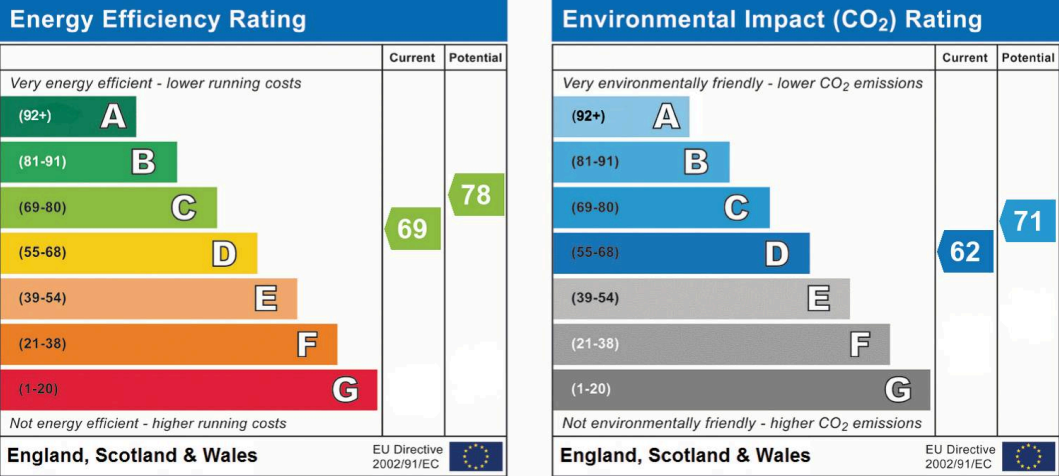
63 Stewart Avenue Bo'ness, EH51 9NJ



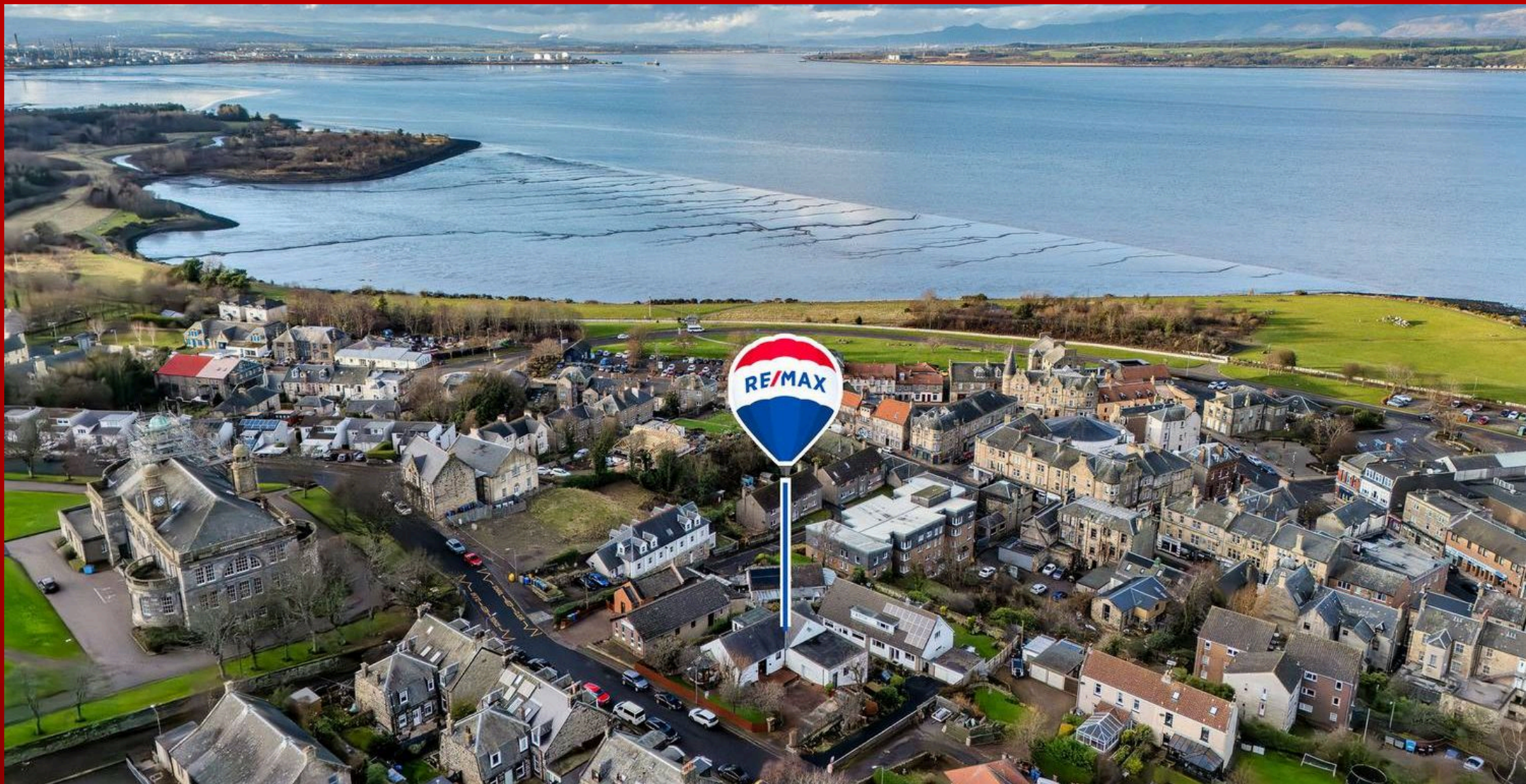
Floor Plan

Approx. Gross Internal Floor Area 1682 sq. ft / 156.32 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property







## Re/max Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741

[info@remax-linlithgow.net](mailto:info@remax-linlithgow.net)

[www.remax-scotland.net/estate-agents/linlithgow](http://www.remax-scotland.net/estate-agents/linlithgow)



**RE/MAX**  
Estate

