

# Peterkin & Kidd

Solicitors and Estate Agents

## KNOWE PARK WEST

23 BRAEHEAD  
BO'NESS, EH51 9DW



OFFERS OVER £495,000

# KNOWE PARK WEST

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Seldom available on the open market, this substantial, five-bedroom semi-detached villa offers flexible accommodation over two floors and is situated in a highly desirable area within the historic town of Bo'ness.

The property would now benefit from a degree of upgrading, but has many original features including stunning, decorative cornicing and ceiling roses, and stripped timber panelling. Externally, there are gardens to the front and rear, a garage and a long driveway with off-street parking for several cars.

A bright, entrance vestibule with encaustic tiled floor and marble plinth, opens through to the reception hall which has space for freestanding furniture, a statement timber staircase to the upper floor and encaustic tiled floor.

On the ground floor there are three formal public rooms; a living room and a formal and an informal dining room, along with a double bedroom with en-suite shower room.

Flooded with light from the central bay window, the formal living room is a bright and inviting space with a marble fireplace as its focal point, decorative cornicing and a ceiling rose. In addition, it has a shelved press.

The formal dining room is also situated to the front with the window framing a view of the front garden. It also has a striking fireplace, decorative cornicing, ceiling rose and a shelved press.

The double bedroom is to the rear, with a range of built-in wardrobes and storage and a window to the rear garden. A door leads to the en-suite shower room which includes a WC, wash hand basin and shower cubicle with wet wall panelling.

There is a rear hall which leads through to the remainder of the ground floor accommodation. An under stair cupboard provides useful storage.

The informal dining room again offers flexible space and would make an ideal family room.

The kitchen is fitted with a range of wall and units, with a 1.5 sink and drainer and complementary worksurfaces. The white goods which comprise, oven, grill, hob, fridge and a Hotpoint washing machine are included in the sale but are not warranted. A large window to the side offers views to the expansive patio area. Door to patio.

The upper floor is accessed via the carpeted staircase with a large feature arch window at the half landing, offering views over the garden to the River Forth. The landing has a window to the side, space for freestanding furniture and gives access to the remainder of the accommodation.

Bedroom 2 is a well-proportioned room currently used as a sitting room with feature fireplace, shelved press, decorative cornicing and a bay window to the front.

Bedroom 3 is a further good sized bedroom with ample space for freestanding furniture and sash and case windows to the front.

Bedroom 4 is also a double with a built-in wardrobe and a window to the rear with uninterrupted views to the River Forth.

Bedroom 5 is currently a single bedroom with built-in bed and storage, but equally would be suitable as a study. It also enjoys views to the River Forth to the rear.

The family bathroom completes the accommodation and is fitted with a three-piece suite and has a window to the side.

## ACCOMMODATION

Entrance vestibule  
Reception hall  
3 public rooms  
Fitted kitchen  
5 bedrooms (1 with en-suite shower room)  
Family bathroom





## FEATURES

Gas central heating  
Sash and case windows

## WORKSHOP

Externally, there is a useful store/work shop which houses the boiler, together with an outbuilding with a gardener's WC and sink.

## GARAGE AND DRIVEWAY

There is a timber garage to the side of the property, together with a driveway offering parking for several cars.

## GARDEN

There are gardens to the front and rear of the property. The front garden is laid to lawn with a tree and bounded by a low level wall with hedge. To the rear, there is a large patio area, perfect for al fresco dining, with views to the River Forth and steps leading down to an area of lawn with mature trees and shrubs.

## VIEWING

Please call Property Department, Linlithgow on 01506 840000.  
WHAT3WORDS: shifts.scribble.dizzy

## SITUATION

Bo'ness is a delightful, historical town with a wide range of local amenities including primary and secondary schooling, supermarkets, specialist shops, library, Hippodrome Cinema, Kinnel House and the steam railway. For leisure facilities, West Lothian Golf Course is a short drive away and the John Muir Way is within short walking distance, with direct access to Blackness and its castle.

The town is ideally situated for commuting with the M9 North and South and the M8 motorway easily accessible. Edinburgh Airport is c 12 miles away (approx. 15 minutes' drive) with a railway link from Linlithgow less than a 10 minute drive away, offering frequent, direct routes to Glasgow and Edinburgh and the Central Belt.



**EXTRAS**

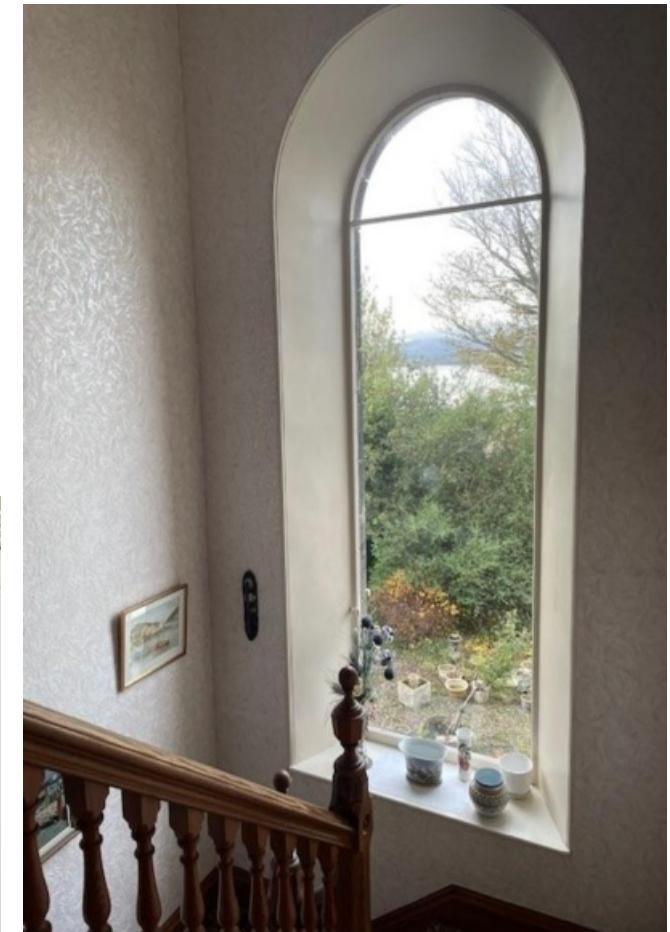
All fitted carpets and floor coverings, curtains and white goods as specified are included in the sale but are not warranted.

**OTHER**

COUNCIL TAX BAND: F

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.

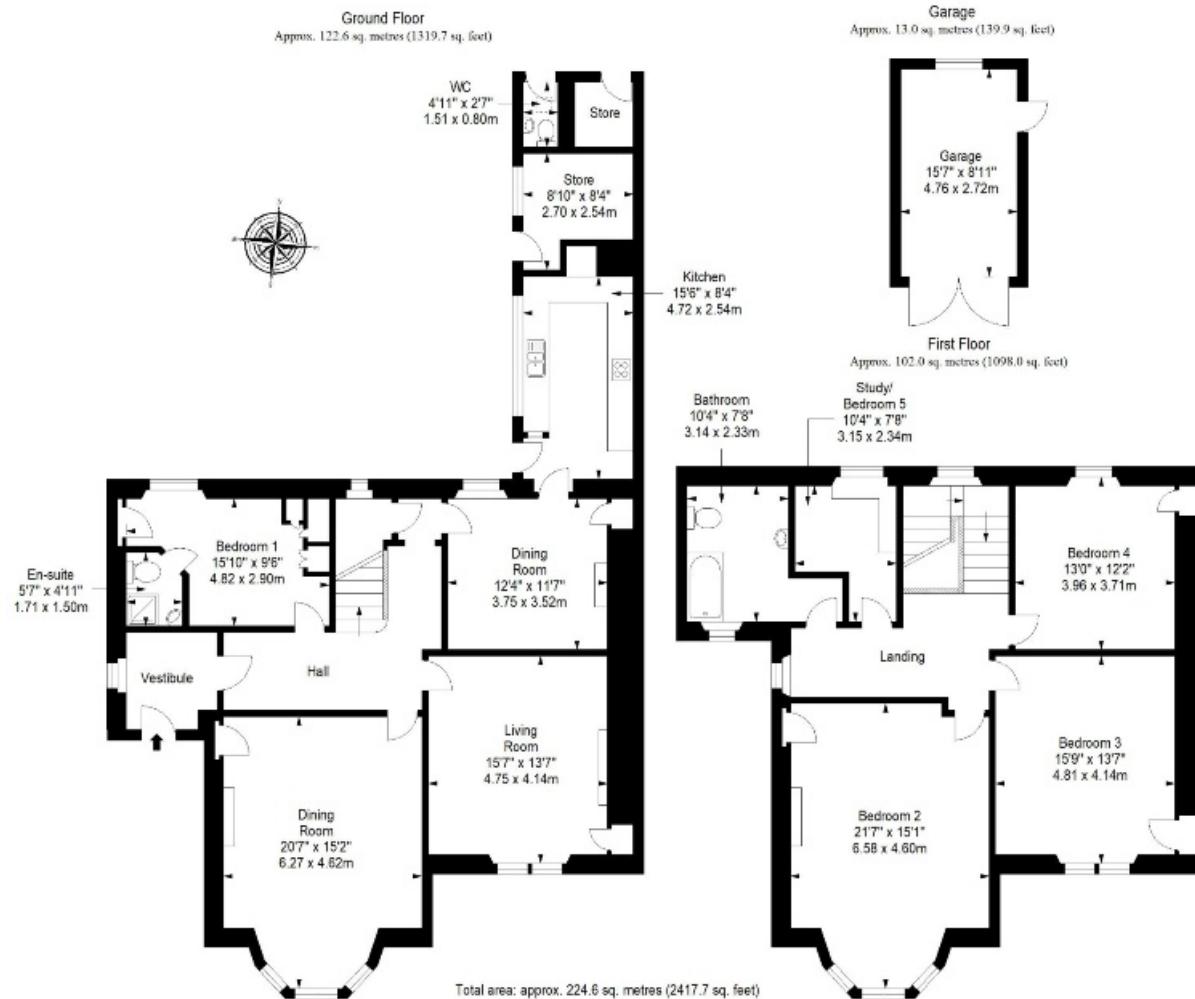
# SUBSTANTIAL SEMI-DETACHED VILLA WITH OPEN VIEWS TOWARDS THE RIVER FORTH TO THE REAR





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*We can open doors for you*

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