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solicitors & estate agents



1 Old St. Mary's Lane

Bo'ness, EH51 9NE

Offers over £475,000



HOME REPORT VALUE £525,000

SPACIOUS FAMILY HOME WITH LARGE SITTING ROOM

STYLISH DINING KITCHEN

5 BEDROOMS (2 WITH EN SUITE)

DOUBLE GARAGE



Description

This beautifully crafted detached home offers exceptional space, style, and flexibility—perfect for modern family living. Thoughtfully positioned to capture spectacular views of the River Forth from every angle, the property combines unique architecture with a peaceful, private setting. Step inside via a gated courtyard into a spacious, light-filled interior. At the heart of the home is a stylish dining kitchen with quality appliances, ample storage, and a warm, sociable layout. The ground floor features a large family sitting room, four generously sized bedrooms (two with en-suite bathrooms), a sleek family bathroom, utility room, cloakroom, and internal access to a double garage with EV charger access. Upstairs, a stunning drawing room showcases panoramic river views, with a bright overview to the Ochil Hills. The top floor hosts a spacious fifth bedroom with its own lounge, gym, and home office area—ideal for guests or multi-generational living. A cosy basement media room with underfloor heating completes the home, offering the perfect space to unwind. Additional highlights include gas central heating, double glazing, extensive storage, and well maintained gardens. The expansive driveway provides parking for multiple cars and holiday vehicles. This is a home that needs to be viewed to fully appreciate its uniqueness.

Bo'ness

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.

- Lounge 17'8" x 15'8" (5.4m x 4.8m)
- Family Room 18'8" x 18'4" (5.7m x 5.6m)
- Sitting Room 19'8" x 12'9" (6.00m x 3.9m)
- Kitchen 19'8" x 9'10" (6.00m x 3.00m)
- Bedroom 1 14'5" x 12'1" (4.4m x 3.7m)
- Bedroom 2 14'5" x 13'5" (4.4m x 4.1m)
- Bedroom 3 19'8" x 19'4"m (6.00m x 5.9mm)
- Bedroom 4 14'5" x 9'10" (4.4m x 3.00m)
- Bedroom 5 14'5" x 9'10" (4.4m x 3.00m)
- Family Bathroom 6'6" x 6'2" (2.00m x 1.9m)
- En Suite Bathroom 8'10" x 7'10" (2.7m x 2.4m)
- En Suite 7'10" x 5'2" (2.4m x 1.6m)
- Utility Room 8'10" x 6'10" (2.7m x 2.1m)
- WC 8'6" x 3'7" (2.6m x 1.1m)
- Garage 18'8" x 18'0" (5.7m x 5.5m)

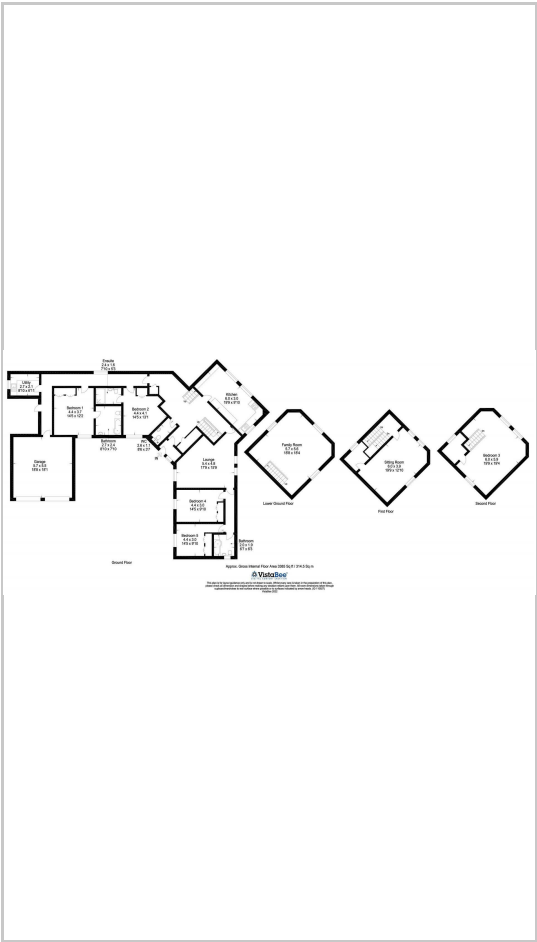
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

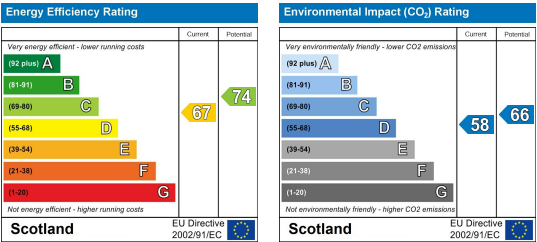
Area Map



Floor Plans



Energy Efficiency Graph



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