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## Dreamthorpe Cadzow Lane , Bo'ness, EH51 9AX

Offers over £315,000



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, Bo'ness, EH51 9AX

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## Description

CLOSING DATE SET FOR WEDNESDAY 15TH MAY 2024 AT 12 NOON

Dreamthorpe: A Spacious Villa with Timeless Elegance

Welcome to Dreamthorpe, a distinguished detached villa located in the serene Cadzow Lane of Bo'ness. This property is a canvas of potential, waiting for a visionary to transform it into a masterpiece of home comfort and style.

**Exterior:** Upon arrival, you are greeted by majestic double wrought iron gates that open to a generous driveway featuring a charming small turning point. The villa stands proud amidst substantial mature landscaped gardens, with areas laid to lawn complemented by a variety of mature trees, shrubs, and plants. The mono-blocked driveway ensures ample off-street parking and leads to a detached garage, promising convenience and security.

**Interior - Ground Floor:** The ground floor unfolds from a welcoming reception vestibule into a spacious hallway that sets the tone for the rest of the home. The lounge, with its open plan and dining area, boasts aspects to three walls, filling the space with natural light and creating an airy ambiance. While the kitchen awaits an upgrade, it offers plenty of storage units and worktops for culinary adventures. A versatile sitting room presents itself as a potential fourth bedroom, and a well-appointed WC completes this level.

**Interior - Upper Level:** Ascend to the upper level

where three double bedrooms await, each featuring built-in storage, echoing the villa's promise of ample space. The shower room, with its walk-in shower, offers a modern touch, while a walk-in storage cupboard reveals itself as an ideal nook for a small office. The property benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency.

Dreamthorpe is not just a house; it's a promise of a home filled with memories, laughter, and growth. It's an opportunity to create a personal haven in the heart of Bo'ness.

## 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 Diner

27'10" x 12'3" (8.5 x 3.75)

## Kitchen

9'6" x 12'5" (2.9 x 3.8)

## Sitting Room / 4th Bedroom

10'11" x 12'5" (3.34 x 3.8)

Tel: 01501 733200

## WC

5'4" x 2'10" (1.65 x 0.88)

## Bedroom 1

15'10" x 12'4" (4.84 x 3.78)

## Bedroom 2

9'6" x 12'9" (2.9 x 3.9)

## Bedroom 3

11'0" x 12'5" (3.36 x 3.8)

## Shower Room

9'10" x 6'10" (3.00 x 2.1)

## Office / Storage Room

5'2" x 5'2" (1.58 x 1.6)

## Contact Us



## Road Map



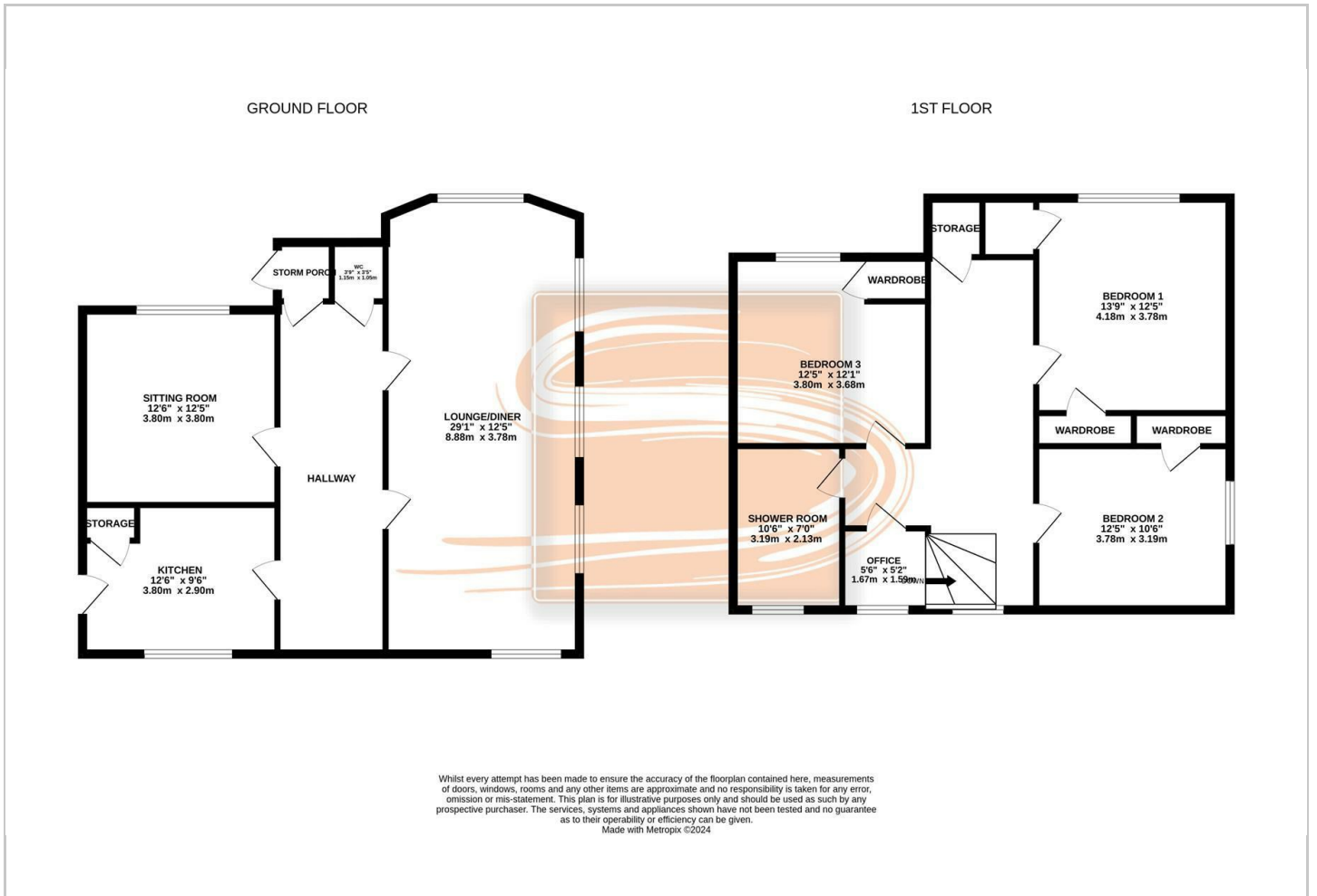
## Hybrid Map



## Terrain Map



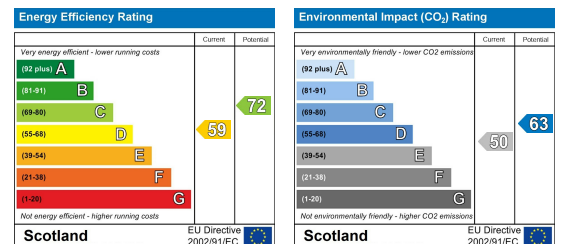
## Floor Plan



## Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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