

2-3 Duchess Anne Cottages

KINNEIL ESTATE, BO'NESS, WEST LOTHIAN, EH51 0PR



*EXTENDED, 4/5 BEDROOM HOME IN THE
STUNNING BACKDROP OF KINNEIL ESTATE*



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THE PROPERTY

McEwan Fraser Legal is delighted to present 2/3 Duchess Anne Cottages to the market.

Stepping into the entrance hallway you immediately feel the warmth and character that sets the tone for this remarkable home. The hall benefits from period slate tile flooring and from here you move into the main lounge where exposed stonework timber beams and the wood burning stove create an atmospheric focal point. Oak flooring flows across the ground floor living spaces giving a seamless high quality finish and enhancing the natural character of the home.





THE PROPERTY

The kitchen and dining space is a sociable hub for everyday living. The kitchen features tiled flooring generous worktops traditional cabinetry and space to dine comfortably. French doors open directly into the garden which allows the outside to become part of daily life. A separate utility room positioned just off the kitchen adds practicality and keeps appliances neatly tucked away.





THE PROPERTY

The rear section of the ground floor offers one of the strongest lifestyle features of the home. The master bedroom suite is positioned on the ground level, providing privacy and a feeling of boutique hotel luxury. This room is a calming and elegant retreat with its own modern en-suite shower room. Off the hall, you also have an additional room currently used as a snug. The natural stone fireplace here creates a cosy reading room or TV lounge but this room can also function perfectly as an optional fifth bedroom.





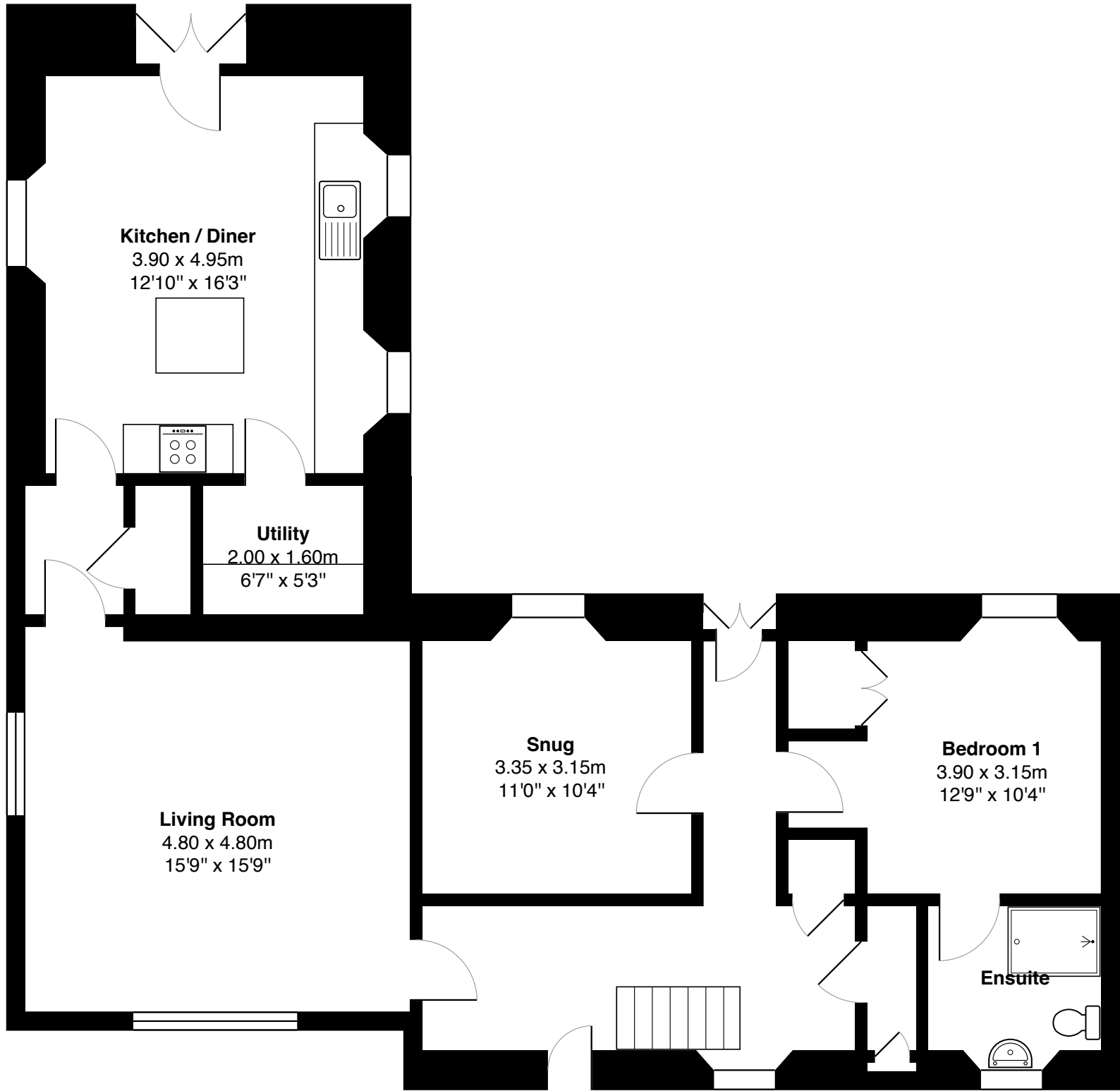
“...the landing leads to three further well-proportioned bedrooms and a contemporary family bathroom...”

THE PROPERTY

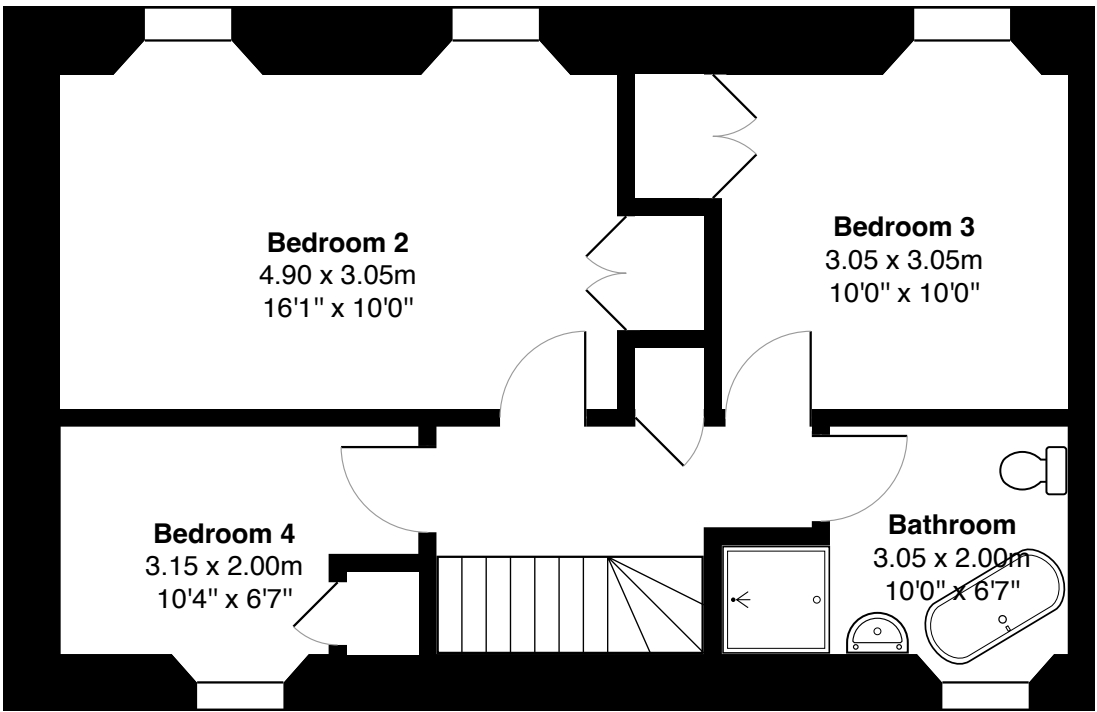
Upstairs the landing leads to three further well proportioned bedrooms and the family bathroom. The peaceful decor continues throughout and each room enjoys leafy views. The principal upstairs bedroom features an original working fireplace dating back to approximately 1750 and each bedroom throughout the property benefits from fitted wardrobes offering excellent storage without compromising floor space.







Gross internal floor area (m²): 127m²
EPC Rating: D

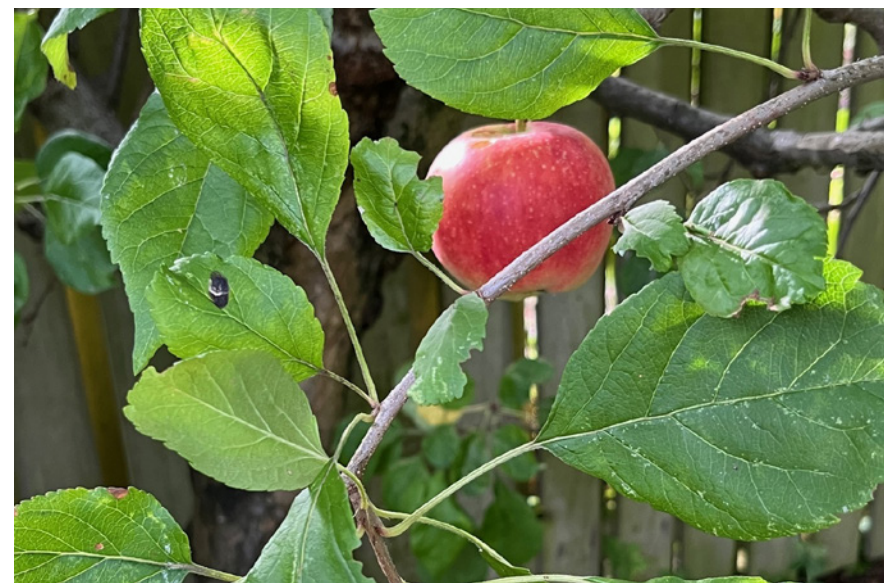
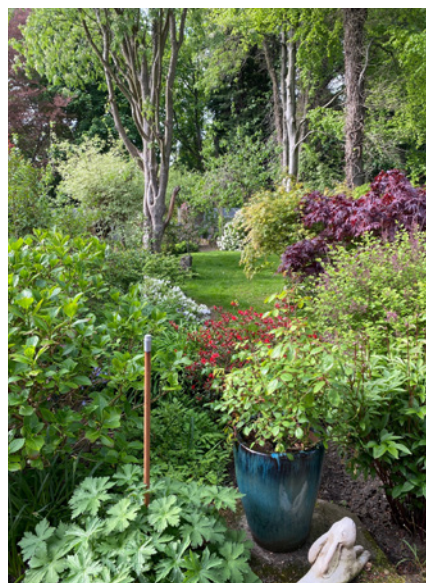
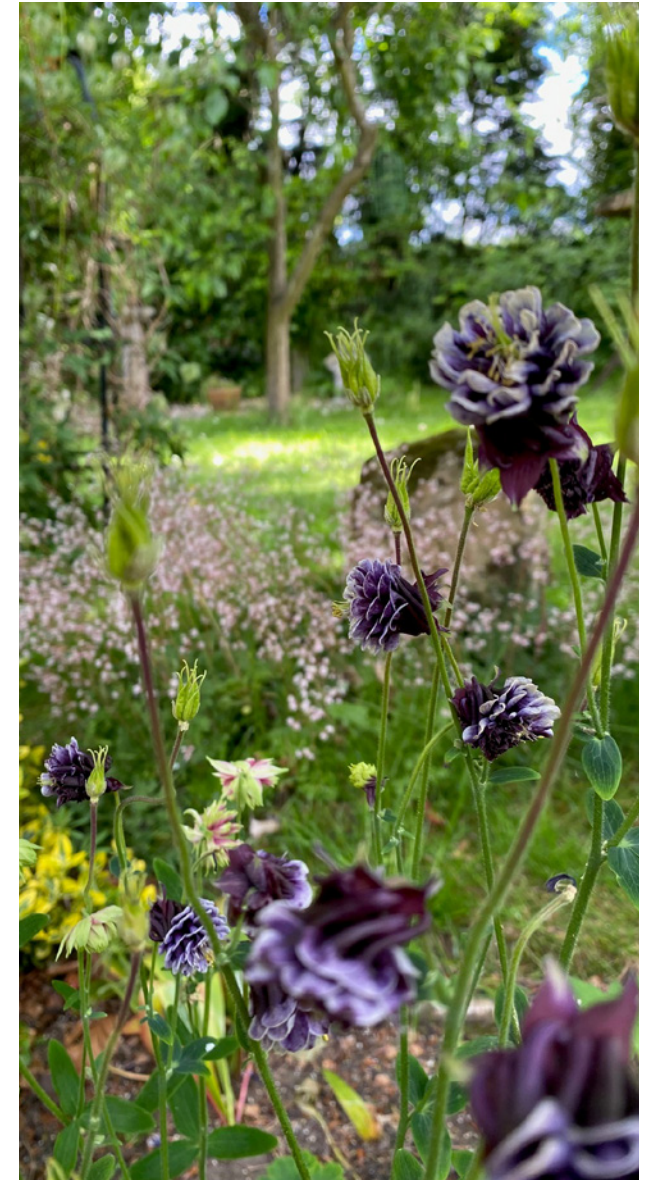


“...The outdoor space feels private and sheltered and there is plenty of room for outdoor dining and relaxation...”

THE EXTERIOR

Outside the gardens mirror the charm and natural appeal of the estate. The grounds are beautifully planted and offer real seasonal interest. There are multiple fruit trees and fruit bushes along with raised garden beds and a greenhouse which means productive gardening and home grown produce can become part of life here. The outdoor space feels private and sheltered and there is plenty of room for outdoor dining and relaxation. A garage sits at the lower end of the rear garden providing excellent storage and further flexibility for hobby use. Ample private parking is also provided to the front and a space for one car at the garage at the rear of the property.







Living here is not just about the house. It is about the estate. Kinneil Estate is one of the most special locations in the region and it elevates this home far beyond typical semi-detached living. You have direct access to long woodland walks, the famous ponds, rich wildlife, ancient trees and heritage grounds. Kinneil House, the surrounding parkland and the network of trails offer an enviable backdrop to everyday life. You can simply step outside your front door and be surrounded by nature within seconds.

For those seeking an exceptional lifestyle home in a setting that feels both soul-stirring and



THE LOCATION

Kinneil Estate offers a rare lifestyle setting that feels peaceful and established while remaining close to the everyday convenience of Bo'ness. The estate itself is steeped in history and surrounded by mature woodland ponds and open green space. This is walk out the door and be immersed in nature within moments home.

The network of trails is extensive and gentle in gradient making it ideal for daily walks morning runs dog walking or slower weekend exploration. Wildlife is visible year round and the seasonal scenery brings constant colour and interest to the landscape.

Despite the rural feel the area remains well connected. Bo'ness town centre is within easy reach and provides a wide range of shops cafés supermarkets and essential services along with respected schooling at both primary and secondary level.

This blend of heritage landscape green infrastructure daily outdoor access and convenient amenities is what defines life at Kinneil. It is a location chosen for lifestyle as much as for property and offers a calm natural backdrop for those who want balance space and connection to nature without compromising on access to shops services and transport.



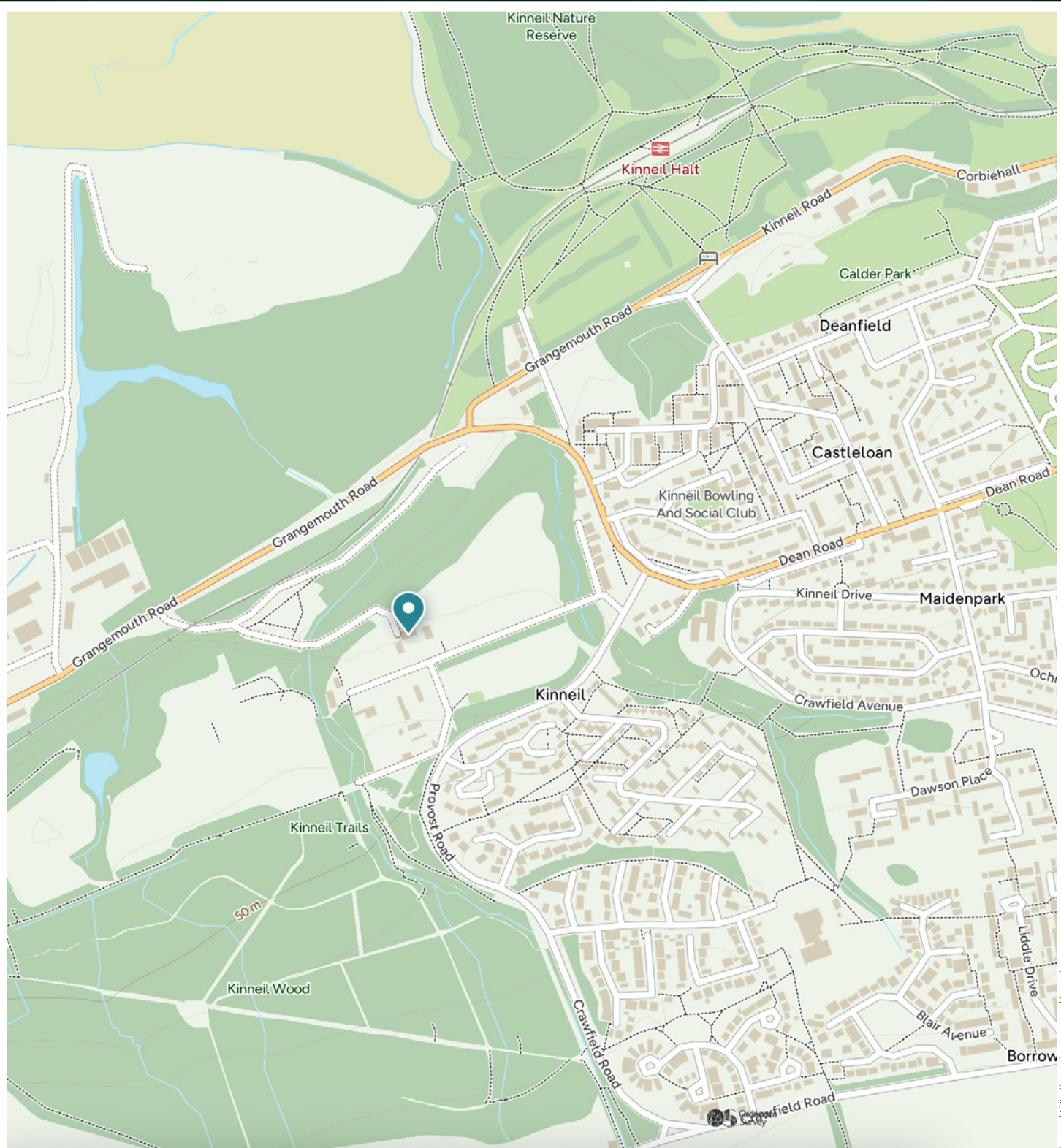


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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