



Flat 2, 1-3 Seaview Place, Bo'ness

RE/MAX SELECT - 01506 532684



1-3 Seaview Place, Bo'ness

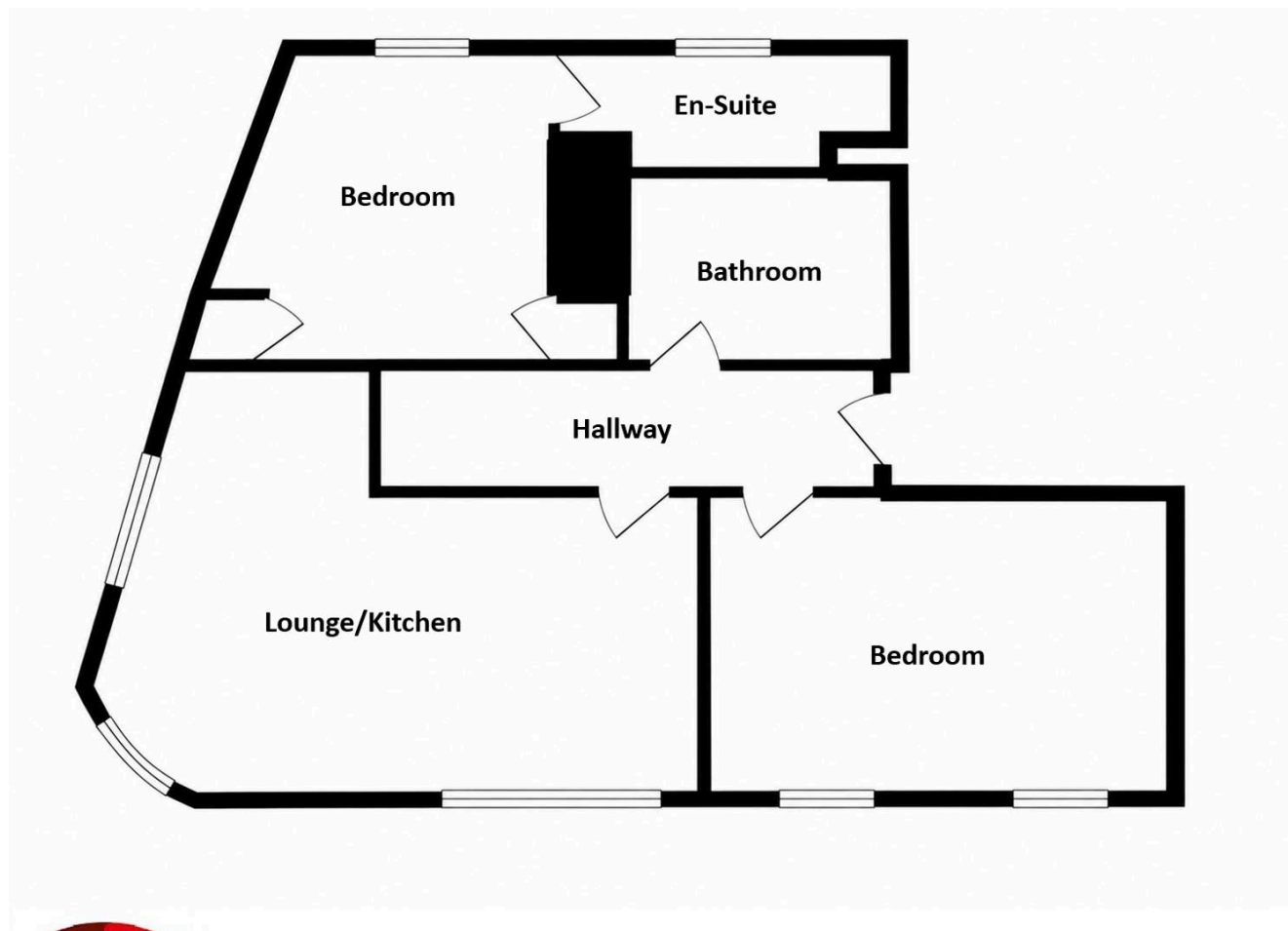
NIAL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to present to the market this exceptional 2-bedroom Art Deco apartment, ideally positioned within the heart of Bo'ness. Seaview Place is a truly distinctive residence; a Grade II listed property built in 1932 by renowned architect Matthew Steele. The apartment effortlessly combines timeless character with sophisticated modern interiors, creating a warm and inviting home, complemented by breathtaking views across the River Forth.

The true showpiece of this exceptional home is the impressive open-plan lounge, kitchen and dining space - bright, airy and beautifully bathed in natural light from multiple expansive windows. The lounge area offers generous proportions for a variety of furniture layouts, flowing seamlessly into the stylish, contemporary kitchen, which provides excellent workspace, a suite of integrated appliances and ample room for a dining setting. From the central hallway, access is provided to bedrooms 1 and 2, alongside a beautifully appointed family bathroom. Positioned to the rear of the home, the principal bedroom enjoys a peaceful outlook over the shared rear gardens, finished in calming tones and complemented by a luxurious 3-piece shower room. Bedroom 2 overlooks the front aspect and is exceptionally well proportioned, offering excellent flexibility to suit the individual purchaser's needs. Completing the accommodation is a beautifully presented family bathroom, featuring a generous bathtub with overhead shower, wash basin and W.C, thoughtfully incorporated within a sleek vanity unit.

Bo'ness is a charming and historic coastal town, perfectly positioned on the southern shore of the Firth of Forth, offering a wonderful blend of character, community and picturesque surroundings. The town centre is home to a selection of independent shops, cafés, bakeries and bars, giving Bo'ness a distinctive local feel and providing plenty of opportunities to enjoy a coffee, browse the local businesses or unwind with friends. Hope Street Cafe and The Wee Wine Bar are just two examples of the town's independent offering. With its historic architecture, scenic foreshore, excellent local amenities and much-loved attractions including the Hippodrome and Bo'ness & Kinneil Railway, the town offers an appealing lifestyle for those looking to enjoy both character and convenience, while Edinburgh, Stirling and Falkirk are all within easy reach.







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