

# 83 Stewart Avenue

BO'NESS, EH51 9NJ



*A COMMANDING PERIOD VILLA WITH  
BREATHTAKING FIRTH OF FORTH VIEWS*



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McEwan Fraser is delighted to present Ochil Tower, an impressive five-bedroom detached villa enjoying outstanding views across the Firth of Forth. Presented to the market in excellent internal order, this substantial home offers an exceptional opportunity to acquire a distinguished and spacious family residence in a highly desirable setting.

The property occupies a generous plot on Stewart Avenue and benefits from large driveway to accommodate 3/4 cars, and a beautifully landscaped terraced garden. Designed to be both attractive and low-maintenance, the garden is planted with a wide variety of perennial flowers and a productive selection of fruit bushes and trees, including apple, plum, and pear, along with raspberries and brambles, perfect for enjoying home-grown harvests through the summer and autumn. Several paved seating areas provide ideal spaces for outdoor entertaining, barbecues, and al fresco dining.

An accessible flat roof area enjoys panoramic views over the town and the Firth of Forth. This was previously enclosed by a balustrade, and reinstating it would create a spectacular roof terrace, offering a truly unique outdoor living space.

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## The Property



Internally, the home is rich in period charm and character. The ground floor features three generous public rooms and a well-proportioned kitchen with doors opening onto a raised deck that overlooks the rear garden and the Firth, an idyllic spot for enjoying a morning coffee or relaxing at the end of the day. The living room and sitting room are particularly impressive, both benefitting from high ceilings, abundant natural light, and elegant period detailing, offering flexible spaces for both everyday family life and entertaining.



























## The Study







The ground floor also includes a separate utility room and WC, adding further convenience.







On the upper floor, there are five bedrooms, four doubles and one single, including a principal bedroom with en-suite facilities, along with a family bathroom. Bedroom four benefits from dual-aspect windows and outstanding natural light, making it an ideal home office, study, or creative space with inspiring views.











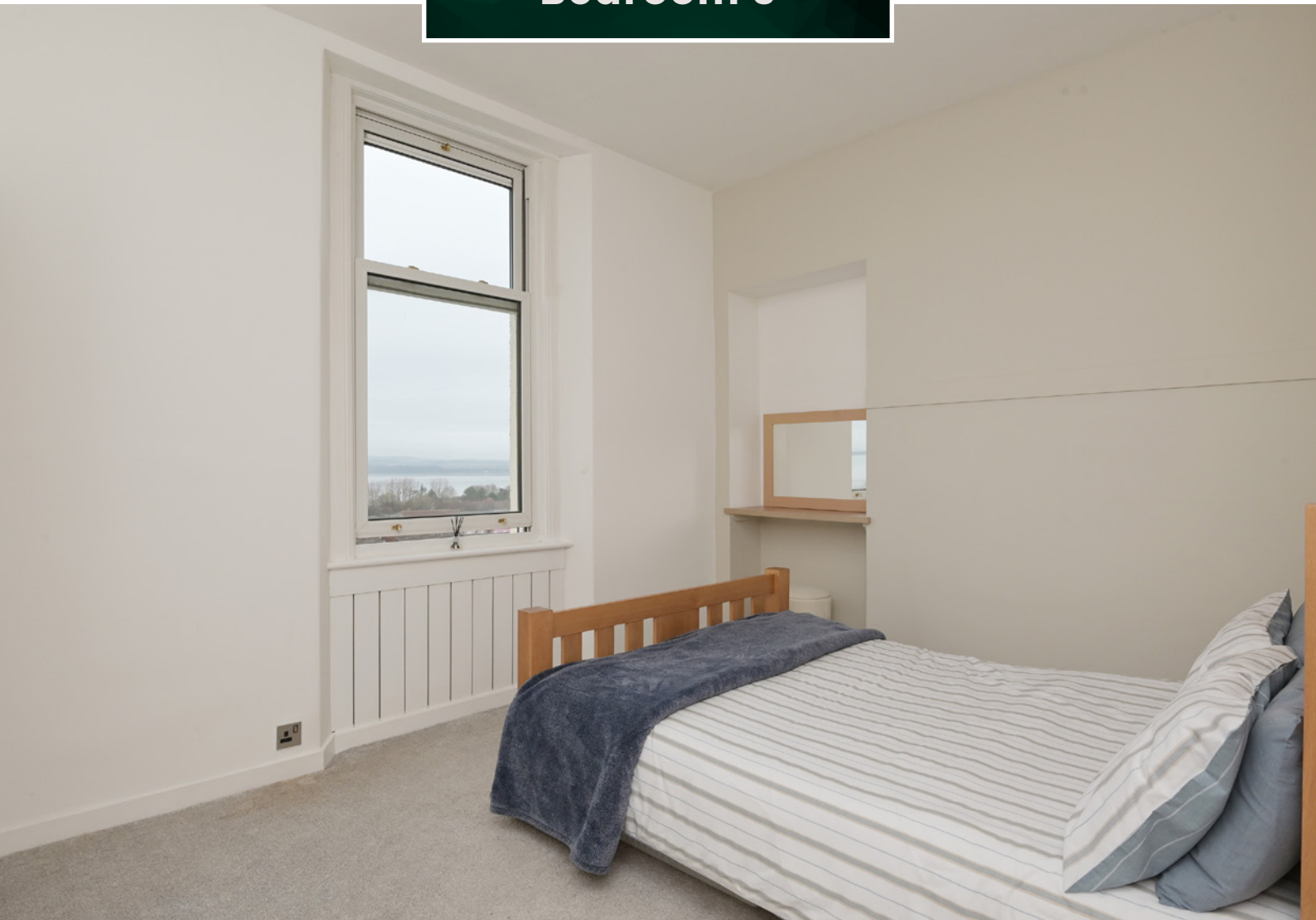
**Bedroom 2**







**Bedroom 3**







**Bedroom 4**







**Bedroom 5**











A spacious and bright landing enhances the overall feeling of openness throughout this level.







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The property also benefits from extensive cellar space, currently used as a workshop, offering excellent potential for storage or further development, subject to requirements.

Overall, Ochil Tower represents a rare opportunity to acquire a substantial and characterful family home that combines period elegance, generous accommodation and breathtaking views. With its flexible layout, beautiful gardens and exceptional outdoor spaces, including the potential for a rooftop terrace, it offers a unique lifestyle in a prime and highly sought-after location overlooking the Firth of Forth.

## The Property













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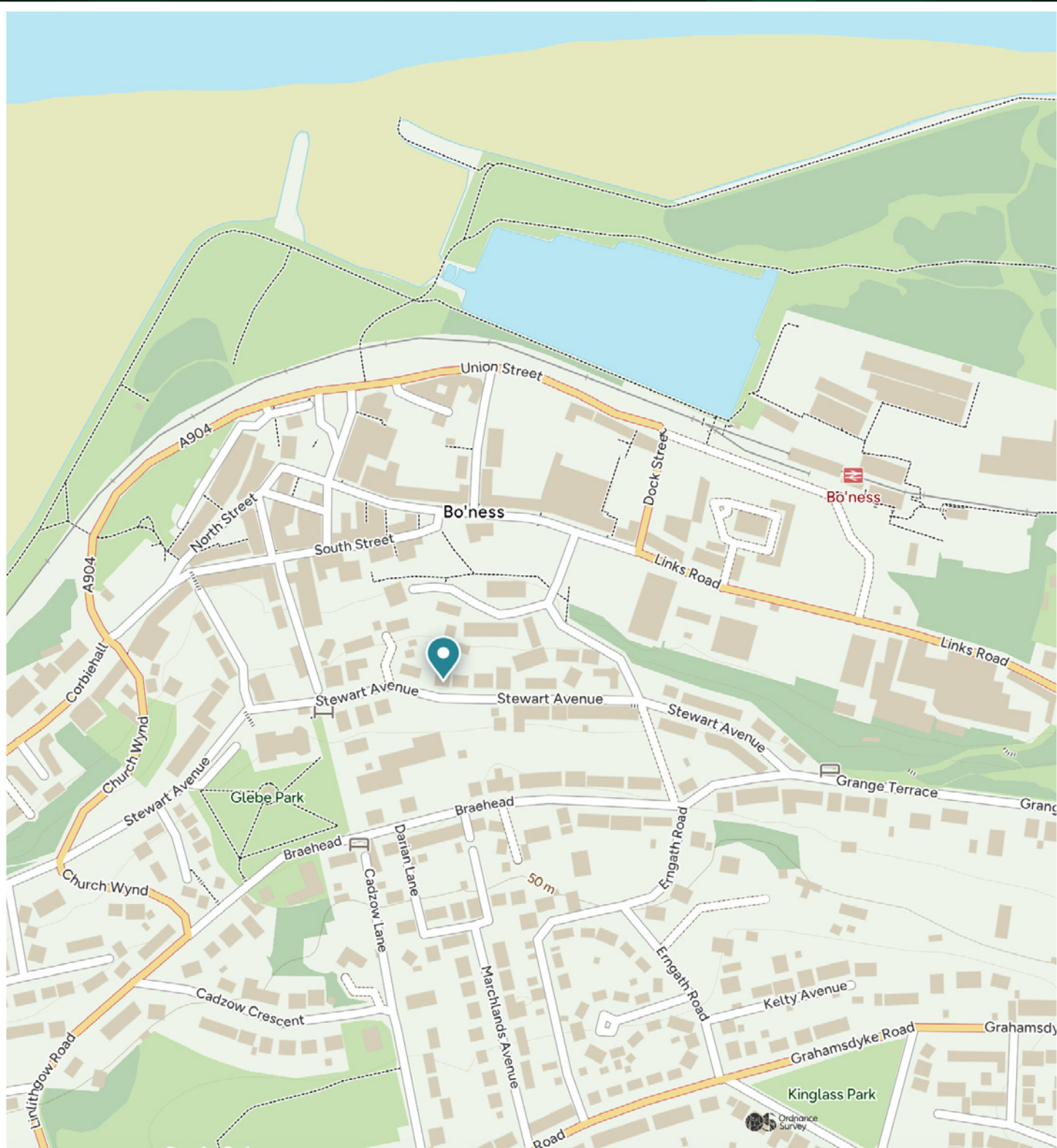
Bo'ness (Borrowstounness) is a charming coastal town situated on the southern shore of the Firth of Forth in West Lothian, offering an appealing blend of seaside character, historic interest and modern convenience. With its scenic waterfront, marina and promenade, Bo'ness provides a relaxed lifestyle while remaining exceptionally well connected to central Scotland's major cities. The town benefits from a strong range of local amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities, along with well-regarded primary and secondary schooling. The nearby Bo'ness Recreation Centre, Kinneil Estate and Foreshore Park offer excellent outdoor and sporting opportunities, while the town's heritage attractions, including the famous Bo'ness & Kinneil Railway and Hippodrome cinema, add to its distinctive appeal.

Bo'ness is ideally placed for commuters, lying just a short drive from the M9 motorway, providing swift access to Edinburgh, Falkirk, Linlithgow and Glasgow. Linlithgow railway station, approximately 10 minutes away by car, offers regular services to both Edinburgh and Glasgow, making the town particularly attractive to professionals seeking a quieter residential setting with easy city links. Surrounded by attractive countryside and coastal walks, Bo'ness offers the best of both worlds: a peaceful, community-focused environment with excellent transport connections and everyday amenities close at hand.

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## The Location





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