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5 Academy Road

Bo'ness, EH51 9QD

Offers over £279,995

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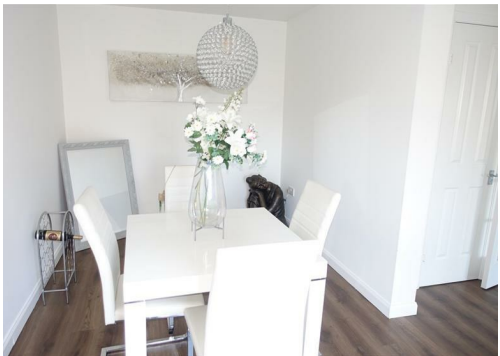
This property presents a wonderful opportunity to own a modern home in a desirable area. With its spacious interiors and prime location, it is sure to attract those looking for a comfortable and stylish living space. Do not miss the chance to make this lovely house your new home.



Description

5 Academy Road, Bo'ness – Stunning Detached Family Villa in Walk-In Condition
Perfectly positioned for Bo'ness Academy and presented to the market in truly walk-in condition, this spacious detached villa offers an ideal setting for modern family living. Thoughtfully upgraded and beautifully maintained, the property combines generous accommodation with a flexible layout to suit a variety of lifestyles.

Upon entering, you are welcomed by a bright and inviting reception hallway with convenient WC. The naturally light and spacious lounge flows seamlessly into the original dining area, a versatile space currently utilised as a study. The current owners have cleverly incorporated the former garage into an impressive dining area, now open-plan to the study, creating a superb social hub for family life.

The modern fitted kitchen is accessed from the study area as well as the conservatory, and features an excellent range of base and wall units, complementary worktops, gas hob, electric oven, and integrated appliances including fridge freezer, washing machine, and dishwasher. The conservatory provides an additional relaxing space overlooking the rear garden. A WC completes the ground floor accommodation.

The upper level offers three well-proportioned bedrooms, with the master benefitting from its own en-suite shower room. A stylish and contemporary family shower room serves the remaining bedrooms.

Externally, the property enjoys a good-sized, fully enclosed rear garden, primarily laid to lawn—perfect for children, pets, or outdoor entertaining. To the front, there is a small garden area and a driveway providing off-street parking.

Further benefits include gas central heating, double glazing, fresh neutral décor throughout, and excellent storage.

Viewing is essential to fully appreciate the quality, space, and superb location of this lovely family home.

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 13'1" x 12'5" (4.00 x 3.81)

Dining Area 15'4" x 8'3" (4.68 x 2.53)

Study Area 8'10" x 8'2" (2.7 x 2.5)

Kitchen 9'0" x 7'9" (2.75 x 2.37)

Conservatory 8'4" x 7'8" (2.56 x 2.36)

WC 4'4" x 2'7" (1.338 x 0.8)

Master Bedroom 12'1" x 9'8" (3.7 x 2.96)

En Suite 8'2" x 5'7" (2.5 x 1.71)

Bedroom 2 6'6",22'11" x 12'5" (2,7 x 3.8)

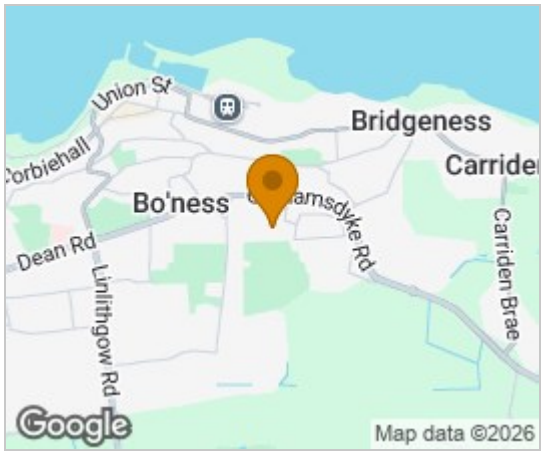
Bedroom 3 11'1" x 8'0" (3.38 x 2.46)

Shower Room 5'2" x 8'0" (1.58 x 2.46)

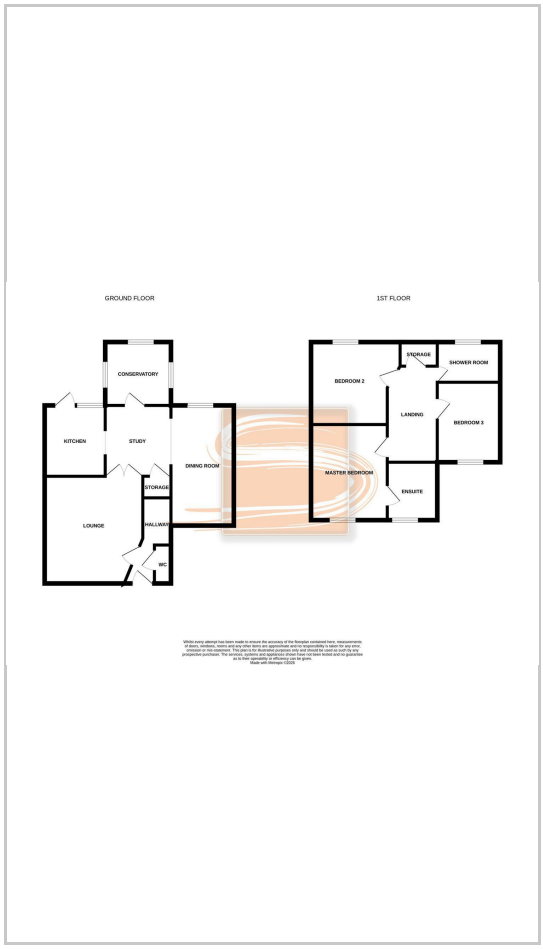
Contact Us

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

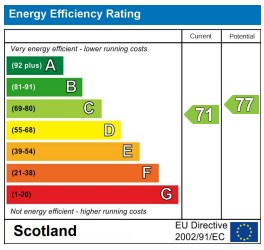
Area Map

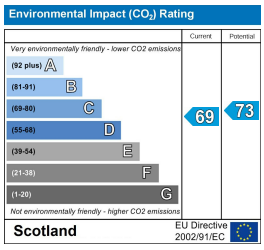


Floor Plans



Energy Efficiency Graph





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