



2 Grahamsdyke Avenue, Bo'ness

Offers Over £524,000



## 2 Grahamsdyke Avenue

Bo'ness

Exceptional detached bungalow in sought-after Bo'ness. Features open-plan kitchen, spacious lounge, three double bedrooms, en-suite, utility, and stunning mature gardens.

Early viewing advised.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



#### **Vestibule**

6' 8" x 3' 8" (2.02m x 1.11m)

A truly impressive entrance vestibule which immediately sets the tone for the elegance and quality found throughout the property. Accessed via striking timber double doors, the space is enhanced by fitted carpeting and recessed spot lighting, creating a warm and welcoming first impression. A dedicated hanging area provides practical storage for coats, while an elegant glazed door featuring a decorative thistle motif, complemented by a glazed side panel, leads through to the main accommodation. The vestibule also houses the property's alarm system.

#### **Entrance Hall**

19' 0" x 8' 4" (5.78m x 2.54m)

A magnificent entrance hall offering an immediate sense of space and grandeur. Beautifully presented, the hall features attractive LVT flooring and elegant cornicing, a quality feature which continues throughout much of the property. Generous proportions provide ample space for a variety of freestanding furniture, allowing the area to function as both a welcoming reception space and an impressive central hub of the home. The hall provides access to the Lounge, kitchen, open-plan kitchen/dining area, utility room, family bathroom and three bedrooms, while its bright and airy layout enhances the excellent flow of accommodation throughout the property.

#### **Open Plan Kitchen**

12' 9" x 11' 9" (3.89m x 3.58m)

A stylish and contemporary kitchen which has been thoughtfully designed to combine practicality with modern living. Offering an abundance of worktop space and extensive storage through a range of base and wall-mounted units, the kitchen is perfectly suited to everyday family life and entertaining alike. The room is equipped with a composite sink and drainer with mixer tap, integrated oven and grill, induction hob with extractor hood, and a freestanding fridge freezer which is to be gifted by the current owners. A striking corner window allows natural light to flood the space, while wet wall splashback, recessed spot lighting and attractive LVT flooring complete the modern finish. A feature island provides additional preparation space and useful under-island storage, complemented by an elegant glazed display cabinet. The kitchen enjoys an open-plan layout which flows seamlessly into the dining area, creating a superb sociable space at the heart of the home.





### Open Plan Diner

12' 11" x 13' 1" (3.94m x 3.99m)

Forming part of the impressive open-plan living space, the dining/family area offers a fantastic environment for both everyday family life and entertaining. Generously proportioned, the room comfortably accommodates a large dining table and chairs while retaining ample space for additional family seating if desired. Finished with attractive LVT flooring which continues seamlessly from the kitchen, the area is further enhanced by recessed spot lighting, creating a bright and welcoming atmosphere. The room enjoys wonderful views over the terrace and gardens beyond, with patio doors providing direct access to the outdoor entertaining area and creating an effortless connection between indoor and outdoor living. The space further benefits from an open flow into the lounge, enhancing the sociable and versatile nature of this superb heart-of-the-home setting.

### Open Plan Lounge

17' 7" x 19' 9" (5.37m x 6.02m)

A truly magnificent executive-style lounge, offering an exceptional blend of elegance, comfort and space. Generously proportioned, the room easily accommodates a wide range of freestanding furniture, making it ideal for both relaxing and entertaining on a grand scale. Feature corner windows flood the room with natural light while providing attractive views of the surrounding gardens. A stunning antique marble fireplace serves as a striking focal point, complete with brass detailing, a marble hearth and a real fire, creating a warm and inviting atmosphere during the colder months. Further benefits include fitted carpeting and recessed spot lighting, enhancing the room's refined presentation. Sliding patio doors provide direct access to the monoblock patio area, allowing for a seamless connection between indoor and outdoor living and making this an outstanding reception space for all occasions.





### Bedroom One

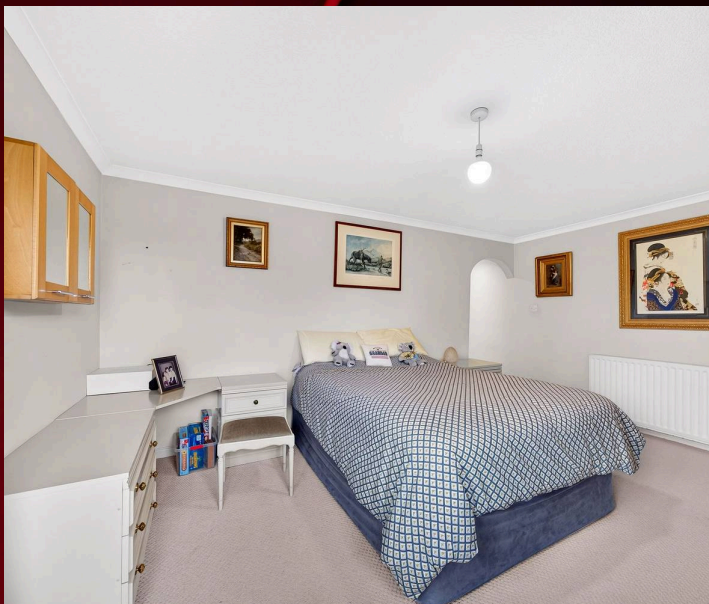
18' 3" x 15' 9" (5.56m x 4.79m)

A spacious and well-appointed principal bedroom enjoying a peaceful position within the home. The room benefits from a striking corner window, allowing an abundance of natural light to enter while offering attractive views to both the rear and side of the property. Finished with fitted carpeting and a central light fitting, the bedroom offers ample space for freestanding furniture and is further enhanced by extensive fitted storage. This includes fully fitted double wardrobes, a fitted dressing table with integrated drawers and additional mirrored sliding double wardrobes positioned at the entrance to the room. The accommodation is complemented by direct access to the en-suite shower room and loft space, creating a comfortable and practical principal suite.

### Bedroom Two

20' 3" x 11' 6" (6.16m x 3.50m)

A truly exceptional bedroom, enjoying a wonderful position within the property and offering a luxurious retreat with beautiful garden views. Generously proportioned, the room provides ample space for a range of bedroom furnishings while maintaining a bright and airy feel throughout. A striking corner feature window and expansive patio doors allow natural light to flood the room, whilst framing tranquil views across the landscaped gardens. The patio doors provide direct access to the terrace, creating a seamless connection between indoor comfort and outdoor living. Further features include fitted carpeting, recessed spot lighting, mirrored sliding double wardrobes and an extensive range of fitted drawer storage, ensuring both style and practicality. Combining generous proportions, outstanding views and direct terrace access.



### Bedroom Three

Currently utilised as a home office, this excellent third bedroom offers a bright and versatile space suitable for a variety of uses. A feature corner window allows an abundance of natural light to flood the room, creating a pleasant and productive environment. The room further benefits from a central ceiling light, radiator, and fitted carpet flooring for added comfort. Extensive wall-to-wall fitted wardrobes provide excellent storage solutions while maximising the available floor space, making this an ideal bedroom, study, dressing room, or home-working area.



#### **En Suite**

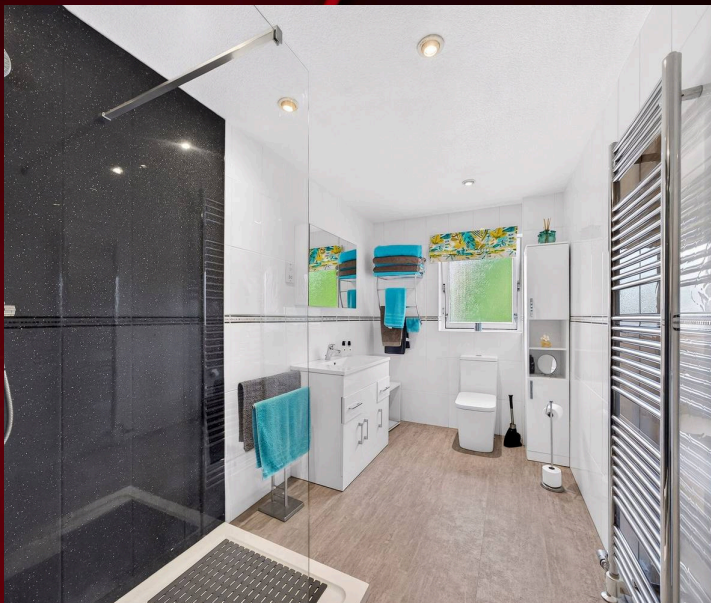
12' 4" x 6' 4" (3.75m x 1.94m)

The en-suite bathroom is beautifully appointed and finished to a high standard, offering both comfort and practicality. Comprising a spacious walk-in shower enclosure with glazed screen and door, a generous bathtub with mixer tap, pedestal wash hand basin and WC. The room is enhanced by attractive textured floor tiling and fully tiled walls, creating a bright and contemporary finish. Additional features include recessed spot lighting, an extractor fan, wall-mounted mirror and a vertical heated towel rail. An opaque window provides natural light whilst maintaining privacy, completing this well-presented en-suite facility.

#### **Family Shower Room**

12' 5" x 6' 4" (3.79m x 1.93m)

A superb contemporary shower room, finished to an exceptional standard and thoughtfully designed with both style and functionality in mind. The centrepiece of the room is the impressive walk-in double shower enclosure, featuring a rainfall shower head, additional handheld shower attachment, glazed screen and sleek wet wall surround. The room further comprises a modern vanity unit incorporating a wash hand basin with mixer tap and useful under-sink storage, WC, feature mirrored wall cabinet and an additional storage cupboard. Attractive LVT flooring is complemented by tiled walls, creating a clean and contemporary finish throughout. Additional features include recessed spot lighting, a large chrome vertical heated towel rail, extractor fan and an opaque window which allows natural light into the room whilst maintaining privacy. This beautifully presented shower room serves as an excellent family facility.



#### **Utility Room**

12' 10" x 5' 4" (3.92m x 1.63m)

A highly practical utility room providing excellent laundry and storage facilities. Fitted with a sunken sink and mixer tap, the room benefits from generous worktop space and an extensive range of storage units, including two full-height cupboards, making it ideal for everyday household use. The washing machine and tumble dryer are to be gifted by the current owners, while a traditional ceiling-mounted pulley system offers additional drying space. Further features include attractive laminate-effect flooring, strip lighting and a side-facing window which allows natural light into the room. A half-glazed external door provides convenient access to the side garden, enhancing the functionality of this well-designed utility space.



### **Driveway**

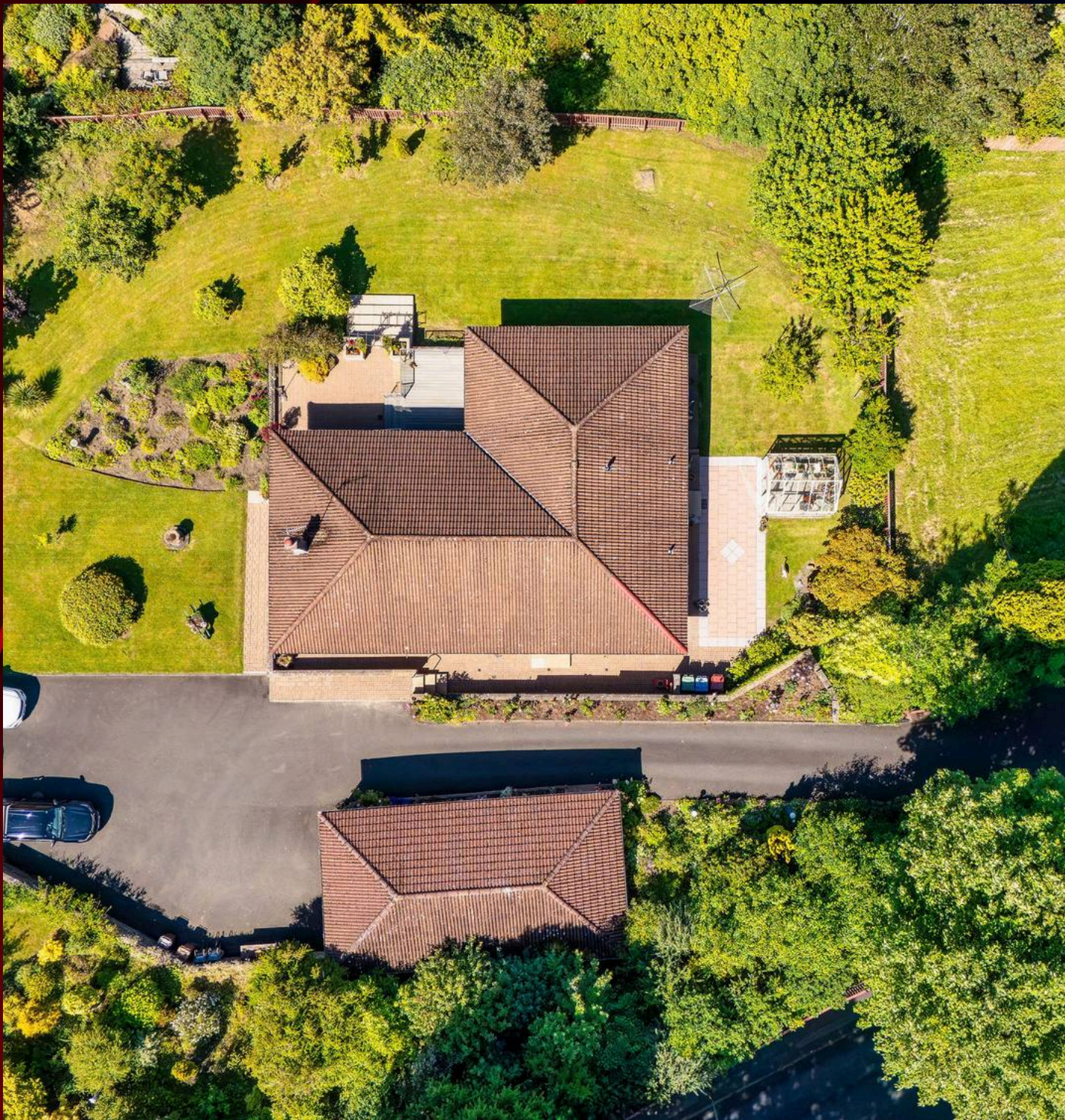
5 Parking Spaces

An extensive driveway, enhanced by external lighting, provides an impressive approach to the main residence. Winding through the beautifully maintained grounds, it sets the scene for the stunning gardens and mature landscaping beyond, creating a welcoming sense of arrival. The driveway also offers ample parking and excellent accessibility throughout the property.

### **Double garage**

4 Parking Spaces

An extensive garage offering exceptional versatility, with capacity for multiple vehicles and ideally suited to car enthusiasts, hobbyists or those seeking workshop space. The garage benefits from a concrete floor, electric up-and-over door, internal access door, strip lighting and numerous power sockets throughout. A workbench and extensive shelving provide excellent storage and workspace solutions, making this a highly practical multi-purpose addition to the property. (12.41 m x 5.84 m)



### **Front Garden**

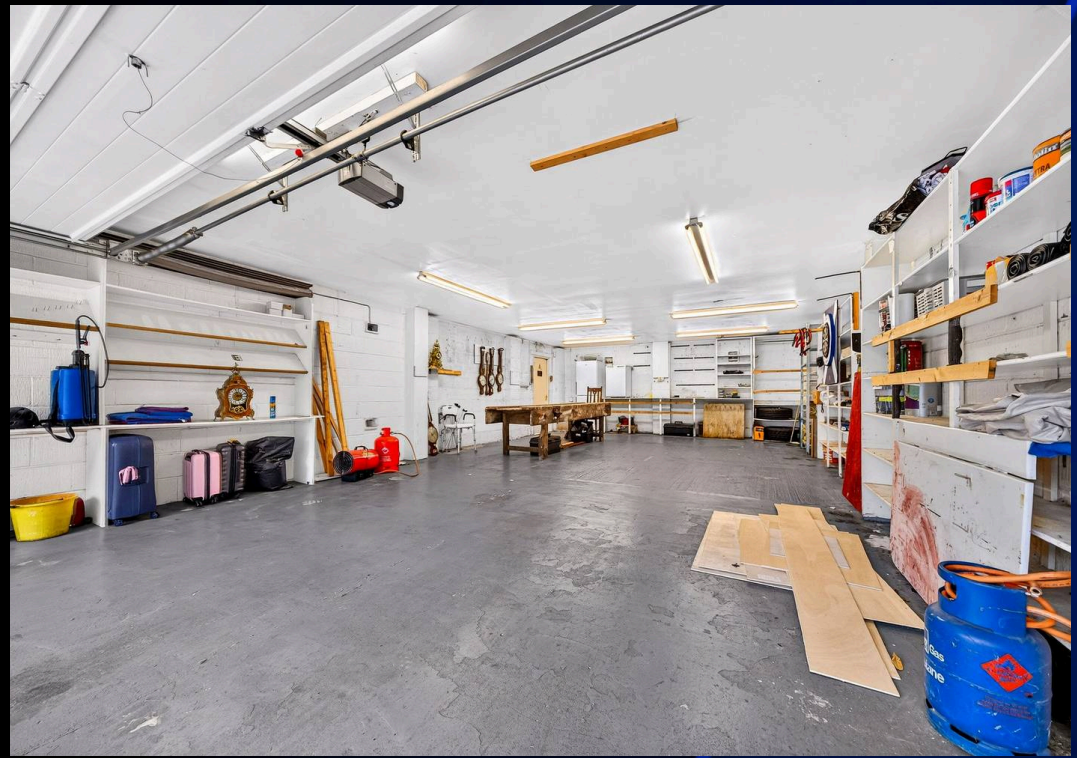
The front garden is attractively landscaped with a variety of mature plants and shrubs, providing a pleasant setting and enhancing privacy from the roadside. A sloping driveway offers ample parking, while a decorative boundary wall adds character and definition to the frontage.

### **Rear Garden**

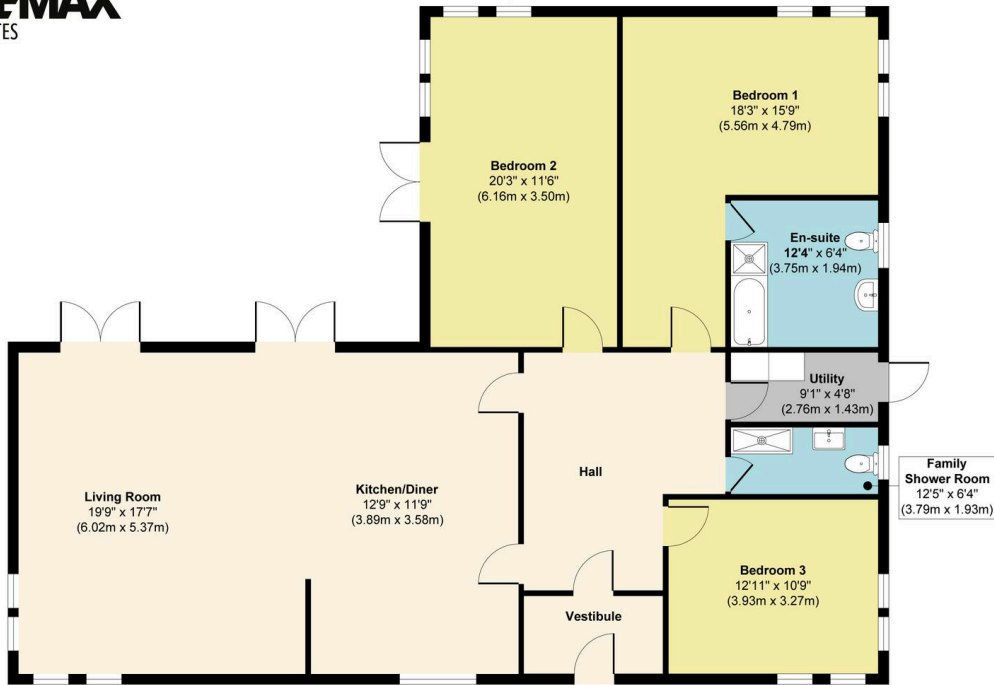
The property enjoys a stunning wraparound garden which has been thoughtfully landscaped to create an attractive and tranquil outdoor space. A beautiful pond stocked with fish forms a charming focal point, complemented by an abundance of colourful mature plants, shrubs and well-maintained bordered areas. The extensive lawn is interspersed with mature trees, providing both character and privacy. A fantastic greenhouse, summer house and garden shed offer excellent versatility for gardening enthusiasts and additional storage. Paved steps lead from the patio area down into the garden, while practical features include external lighting, power points and an outside water tap, making this a superb space for relaxation, entertaining and outdoor enjoyment.

### **Balcony**

A generous raised decked terrace area providing an ideal space for outdoor seating and entertaining. Enjoying attractive views over the landscaped gardens, the terrace features modern glazed balustrading and is readily accessed from the main living accommodation via patio doors, creating an excellent extension of the indoor living space.



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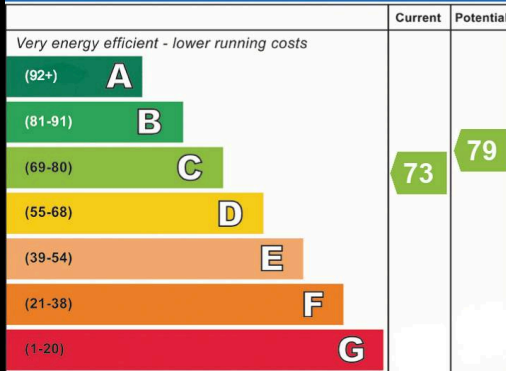


Floor Plan

Approx. Gross Internal Floor Area 1611 sq. ft / 149.68 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property

**Energy Efficiency Rating**

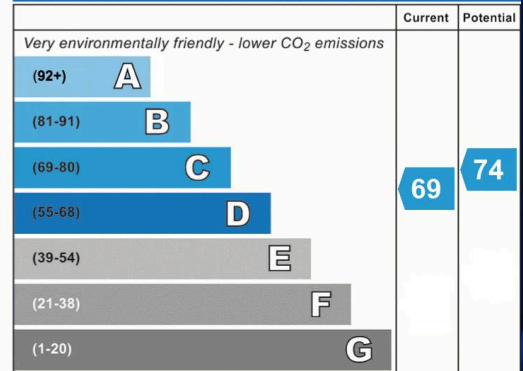


England, Scotland & Wales

EU Directive 2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**



England, Scotland & Wales

EU Directive 2002/91/EC





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