



# 1 GRAHAMSDYKE AVENUE

*Bo'Ness, Stirlingshire, EH51 9EE*





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A charming and spacious detached house which offers generously proportioned accommodation with superb views over the Firth of Forth and within commuting distance of Edinburgh.

## Summary of Accommodation

**Lower Ground Floor:** Games Room with Bar, Sauna, Swimming Pool.

**Ground Floor:** Entrance Porch, Entrance Hall, Living Room open plan to Dining area, Family Room, Kitchen, Cloakroom, WC, Utility Room.

**First Floor:** Principal Bedroom with en-suite Shower Room, Four Further Double Bedrooms, Family Bathroom.

**Exterior:** The property is situated within established garden grounds, extending to approximately 1 acre. Encompassing the house on all sides, the verdant garden features generous areas of lawn, interspersed with mature trees, shrubs and bushes, including holly, heather, buddleia and fuchsias which provide year-round colour and interest.

Private driveway providing ample car parking and turning area. Double Garage. Patio areas.

Fantastic panoramic views over the Firth of Forth and the countryside beyond.





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## Situation

Historically a very busy port, owing largely to trade with the Baltic States, Bo'ness is a well-served coastal town on the Firth of Forth, which has earned popularity with commuters to both Edinburgh and the eastern Central Belt. The town has undergone major improvements to preserve its heritage and benefits from a diverse range of retail outlets, including supermarkets and independent shops, as well as a good selection of professional services, medical and dental facilities.

There is a large, modern recreational centre with swimming pool, gym, tennis courts, and indoor and outdoor football facilities as well as the newly developed foreshore park providing ample coastal walks. Notably, the town also hosts the Hippodrome Cinema; an Art Deco style, Grade A listed 'destination' cinema, which dates to 1912 and is reputed to be the oldest in Scotland.

Linlithgow, with its famous Palace and Loch, is approximately 3.5 miles away and offers a further array of amenities and a train station with excellent commuter rail links to Edinburgh and Glasgow.

Local cultural attractions include the Antonine Wall, Hopetoun House, The House of Binns, Linlithgow Palace, Kinneil House and Blackness Castle. The Kelpies Sculptures, which stand next to the extension of the Forth and Clyde Canal, are also a short distance away. Recreational opportunities include sailing from the foreshore, as well as The Low Port in Linlithgow and Port Edgar. Golf is also available at nearby Linlithgow, West Lothian and Grangemouth Golf Clubs. The neighboring countryside offers a variety of pleasant walks.

Both primary and secondary schooling can be found within Bo'ness and there is good private sector schooling in Edinburgh.

The city centre of Edinburgh, Scotland's capital city, is about 18 miles to the southwest; Falkirk is about 8 miles to the west and the Ancient Borough of Linlithgow about 3 miles to the south. There is access onto the M9, approximately a 3 mile drive, which provides motorway access to the western outskirts of Edinburgh, as well as north westwards to Stirling, and feeds into the M90 north, the M8, and the M80 (via the M876), giving access throughout the Central Belt of Scotland.



### General Description

1 Grahamsdyke Avenue is a bright and spacious detached house commanding an enviable, elevated position. The house has been orientated to allow for indulgence in the exceptional outlook, which showcases the iconic Firth of Forth, against the backdrop of the Ochil Hills. The property provides the most comfortable modern living accommodation which is generous and well-proportioned and offers flexibility of use with a highly specified interior.

Accessed off Grahamsdyke Avenue a private gravel driveway sweeps towards the house providing ample car parking with turning area and provides approach to the double garage and the main Entrance door.

The main entrance into the house is via solid timber doors, framed by two seating areas that open into the glazed Entrance Porch with part glazed doors that open into the welcoming Entrance Hall which is flooded with natural light from the large arched windows that provides a nice outlook over the front garden.

From the Hall, timber steps lead into the Living Room open plan to the Dining area which is exceptionally well proportioned. Natural light emanates from the full height glazed windows and provides an attractive outlook over the garden grounds and the Firth of Forth beyond. Patio doors provide access to the covered outdoor terrace and wrap around balcony. The feature gas fire provides a heartening focal point. Timber steps lead to the Dining area with feature drop lights and glazed windows. A separate door provides access to the Entrance Hall. The large living space incorporates a spacious Living Room with Dining area - in a layout which is ideal for both sociable family living, as well as entertaining larger parties, when occasion demands.

From the Living Room steps lead down to the lower ground floor with Games Room and Bar with storage cupboards, ceiling spotlights and two fan units. Two large arched windows provide a viewpoint of the indoor Swimming Pool. A decorative part glazed door opens to the Sauna Room with tiled floor and standalone Sauna unit. A part glazed door provides access to the substantial indoor Swimming Pool which is bright and spacious with a series of glazed windows and skylights. A patio door provides access to the rear garden and a small decking area.

Accessed off the Entrance Hall is the Family Room with timber flooring and French doors providing access to the large patio area and garden grounds beyond. Adjacent is the superbly well proportioned Kitchen which is the heart of the house and has been fitted with a generous array of kitchen units providing ample storage with Corian worksurfaces. The units incorporate an integrated sink with drainage area, Siemens oven and microwave with warming drawer below, a separate Siemens oven and grill and an integrated John Lewis fridge freezer with feature wine cooler. A notable feature of this room is the centre island with Corian worktop and storage units below and integrated Bosch induction hob with extractor fan above. The seating area creates a more relaxed dining area, as well as the solid timber table with seating. The Kitchen benefits from ceiling spotlights and a feature wall mounted radiator. A door provides access to the large Utility Room with wall and floor mounted storage units, stainless steel sink and drainer and ceiling spotlights. A part glazed door provides access to the rear of the house and a separate door provides access to the double Garage with electric light and power. There is a storage cupboard housing the hot water tank and Worcester boiler.



Completing the Ground Floor accommodation is the Cloakroom with coat hooks and ceiling spotlights and the WC with wash hand basin with vanity mirror above and a towel hook.

The ground floor accommodation is ideal for entertaining with three flexible reception rooms alongside the Games Room with Bar area and the more informal living space of the Kitchen.

A staircase rises to the spacious first floor landing with a series of glazed windows providing a wonderful outlook over the Firth of Forth and countryside beyond; giving access to the Bedroom accommodation and the Family Bathroom. Accessed off the landing is the Principal Bedroom with en-suite Shower Room. The Principal Bedroom is sumptuously proportioned with glazed windows providing a dual aspect view and benefits from a large walk-in wardrobe with ample shelving units and hanging rails. There are two further integrated wardrobes. The en-suite Shower Room has a walk-in shower cabinet, WC, wash hand basin with mirrored storage units above, wall mounted towel rail and ceiling spotlights.

Across the landing is Double Bedroom 1 with integrated wardrobes. There are two further Double Bedrooms both with integrated wardrobes. Steps lead to Double Bedroom 4/Studio with integrated wardrobe and ceiling spotlights. A large glazed window provides a wonderful outlook over the Firth of Forth and countryside beyond.

Completing the First Floor accommodation is the linen cupboard and the Family Bathroom with walk-in shower cabinet, Ashton & Bentley bath unit with separate handheld shower attachment, WC, wash hand basin with storage units below and vanity mirror above, wall mounted towel rail and a separate shelving unit.

1 Grahamsdyke Avenue has spacious, well-proportioned accommodation that offers flexibility of use. Clever use has been made of large glazed windows, French doors, patio doors and part glazed doors all maximizing natural light and views overlooking the Firth of Forth and extensive garden grounds.

### Garden

The garden is a particular asset of the property, surrounding the house attractively. Sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion.

The garden is predominantly laid to lawn and is well stocked with flowers and plants, which provide year-round colour and interest. There is a large patio area to the rear of the house which can be accessed via the Living Room and Family Room which offers ideal entertaining space in the warmer months. The patio area benefits from a canopy with electric blinds and an outdoor heater. The decking areas and covered outdoor terrace provide additional outdoor seating and there is a kids' play area with climbing apparatus, slide and swings. A stone path wraps around the house and the rear garden benefits from elevated pathways providing a fantastic viewpoint.

There is an integrated double garage with solid timber doors and electric light, power and water.







## GENERAL REMARKS AND INFORMATION

The house benefits from an intruder detection system. There are solar panels, which benefit from a feed-on tariff.

### Viewing

Viewing is strictly by appointment with the Selling Agents.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH51 9EE

### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

### Local Authority

Falkirk Council, Municipal Building, West Bridge Street, Falkirk, FK1 5RS. Tel: 01324 506070

### Classifications

Council Tax Band H

EPC Rating – Band

### Tenure

Freehold

### Services

Mains water and electricity.

### Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

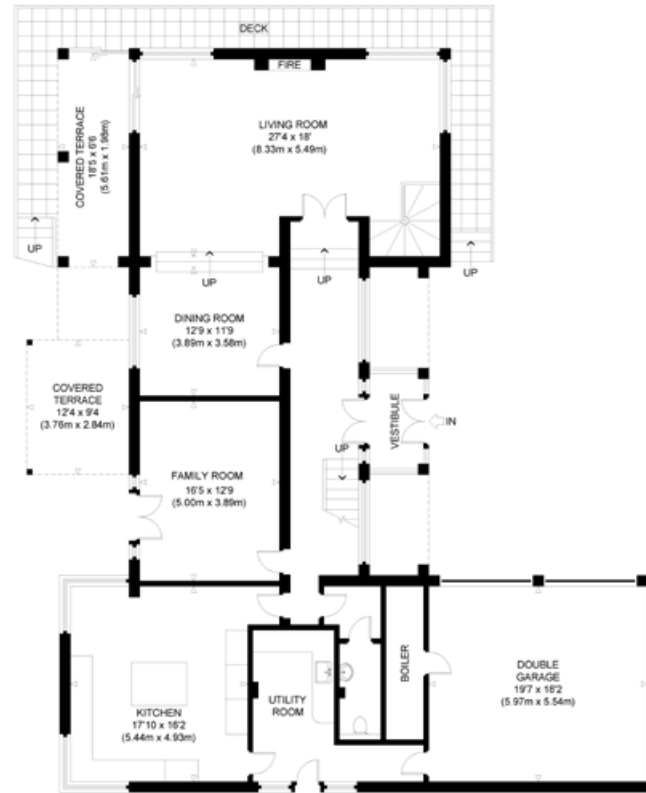
### Internet Websites

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

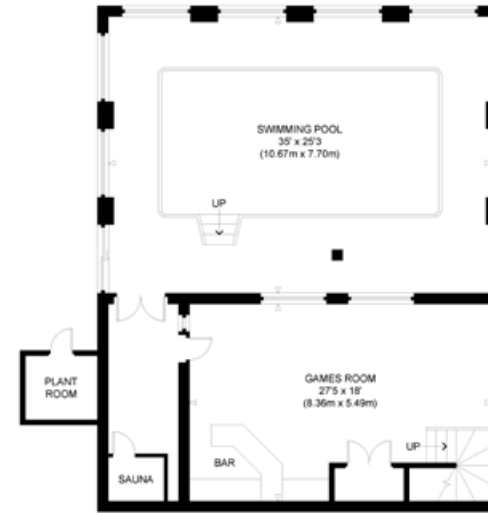
In addition, our social media platforms are [facebook.com, RettieTownandCountry](https://www.facebook.com/RettieTownandCountry), [twitter.com, RettieandCo](https://twitter.com/RettieandCo), Instagram and LinkedIn.



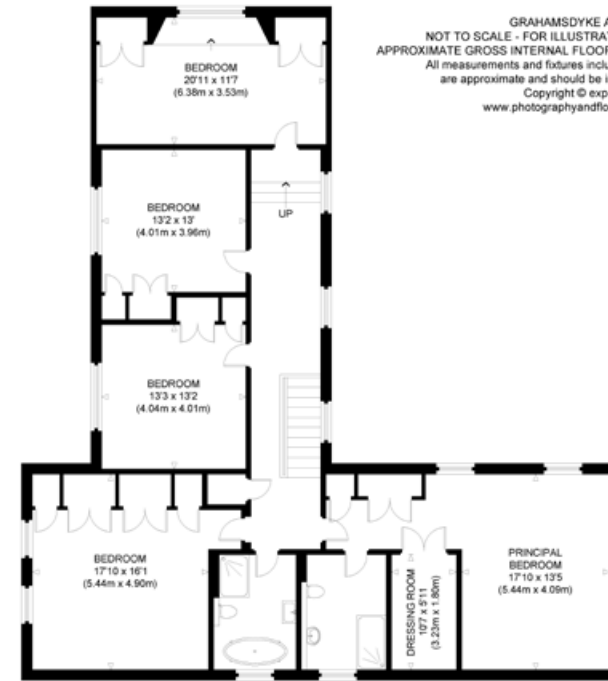




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2089 SQ FT / 194.1 SQ M



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1584 SQ FT / 147.2 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1787 SQ FT / 166.0 SQ M

GRAHAMSDYKE AVENUE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 5460 SQ FT / 507.3 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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[www.photographyandfloorplans.co.uk](http://www.photographyandfloorplans.co.uk)

RETTIE

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Edinburgh  
EH3 6DH

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3 Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.


2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.









Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

## RETTIE

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