



## BLACKNESS HOUSE

*Blackness, Linlithgow, West Lothian, EH49 7NE*







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**A handsome and substantial Grade B listed, Georgian House which offers characterful and generously proportioned living accommodation with fine period features sitting in an elevated position with fantastic views over the Firth of Forth.**

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### Accommodation:

**Lower Ground Floor:** Study, Two Double Bedrooms, Shower Room, Utility Room, Boiler Room.

**Ground Floor:** Entrance Porch, Entrance Hall, Sitting Room, Kitchen, Dining Room, Drawing Room, Cloakroom, WC

**First Floor:** Principal Bedroom, two further Double Bedrooms, Family Bathroom.

**Exterior:** Established garden of notable colour and diversity. Separate walled garden with substantial patio terrace and a variety of fruit trees.

Stabling, Double Garage, Log Store, Garden Outbuildings and BBQ hut.

Substantial driveway with ample parking and turning area.

Approx. 1.8 Acres









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## SITUATION

Blackness House is situated in the delightful seaside village of Blackness, a small village on the banks of the River Forth which originally served as a port for nearby Linlithgow and is surrounded by beautiful open countryside. Attractions include a boating club with bar and the historic Blackness Castle.

Some 5 miles to the South, the well-regarded town of Linlithgow with its famous Palace and Loch offers a wide range of amenities including an eclectic array of independent stores, several supermarkets and all of the professional and banking services typically associated with town life. It also benefits from a railway station providing excellent commuter services to Edinburgh (circa 20 mins), Falkirk, Stirling and Glasgow.

This seam of West Lothian is enviably positioned for access to central Scotland arterial road network via the M9, which connects to the M8, A90 and the Edinburgh City bypass. Edinburgh International Airport is reachable within 20 mins, in reasonable traffic, and offers flights to a wide range of domestic and international destinations.

The surrounding countryside is steeped in history and there is a plethora of sites to visit within a short distance, including Linlithgow Palace and Loch and House of the Binns. There is also a wealth of outdoor pursuits, including cycling and walking at Beecraigs Country Park. The John Muir Way runs close by, through the village of Blackness.

There is a primary school within Blackness and a secondary school in nearby Bo'ness. Edinburgh's leading independent schools are also easily reachable.

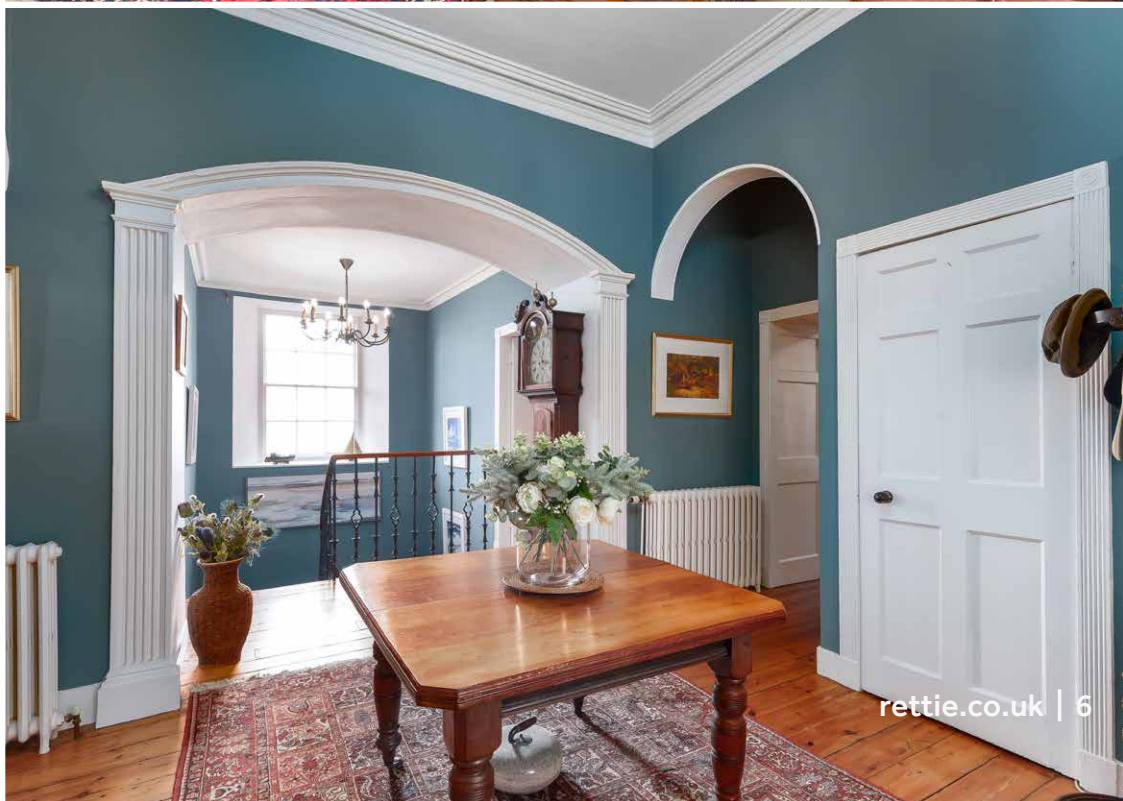
## GENERAL DESCRIPTION

Blackness House is a Category B Listed Georgian, three storey house, believed to have originally been built as a Dower House it is of significant architectural merit with a piended slate roof, projecting central bay which is flanked by one storey bay windows. The property is surrounded by a range of mature trees with an open outlook to the Firth of Forth and the Ochil Hills to the north and west. The house has been diligently renovated by the current owners to provide comfortable and tastefully presented modern living in a delightful setting

Blackness House is set back from the road and has a pillared gated entrance which provides access to the drive with ample room for car parking and turning. A solid storm door with fanlight above provides a welcoming entrance to the house. The half-timber glazed inner door opens into the Entrance Hall which is a welcoming space. An astragal sash window provides a wonderful outlook over the Firth of Forth and Fife beyond. There are two deep cupboards and period detail is retained through cornicing, ceiling rose, arches and natural timber flooring.









Accessed off the Hall is the Sitting Room which benefits from a southerly and westerly outlook with original decorative corning. The log burner with stone mantle provides a heartening focal point. There are shelved recesses and working shutters on both windows.

Double doors open through to the kitchen/breakfast room which is north facing with views over the Firth of Forth and beyond. A particular feature is the blue gas fired 3 door Aga with tiled splash back and pan shelf above. There is a range of floor and wall mounted units with natural timber work surface including built in fridge, microwave, Meile dishwasher and a dresser incorporating display shelves over quarry tiled flooring.

Across the Hall is the Dining Room with feature wall paneling which lends itself to opulent formal entertaining and is exceptionally well proportioned. The Dining Room is a handsome formal reception space with a dual aspect. Neighbouring is the Drawing Room with ornate corning and log burner with stone mantle and surround. The dual aspect provides a charming outlook over the garden grounds.

Completing the Ground Floor accommodation is the cloakroom incorporating separate WC with pedestal wash hand basin and heated towel rail.

From the Hall, a concealed stair rises to the first floor with natural light emanating via an astragal sash window providing views over the Firth of Forth to the north.

The Principal Bedroom which is sumptuously proportioned, is east and south facing with working shutters, shelved press cupboard and plain corning. There are two further Double Bedrooms at this level and a Family Bathroom which incorporates a large standalone bath with separate handheld shower attachment, pedestal wash hand basin with vanity mirror above, WC and heated towel rail.

A second stair descends from the entrance hall to the Lower Ground Floor where there are two generous Double Bedrooms, a Study and a Shower Room. The Study with dual aspect and timber flooring could be utilised as a further Bedroom. The Shower Room has a walk-in shower cabinet, integrated wash hand basin with vanity mirror and spotlights above, WC and heated towel rail.

There is a large utility room incorporating a range of floor units with stainless steel sink and drainer as well as space for washing machine and tumble dryer. The adjacent boiler room houses the Worcester oil fired boiler as well as providing useful storage. Completing this floor is the walk-in pantry cupboard which shelving.

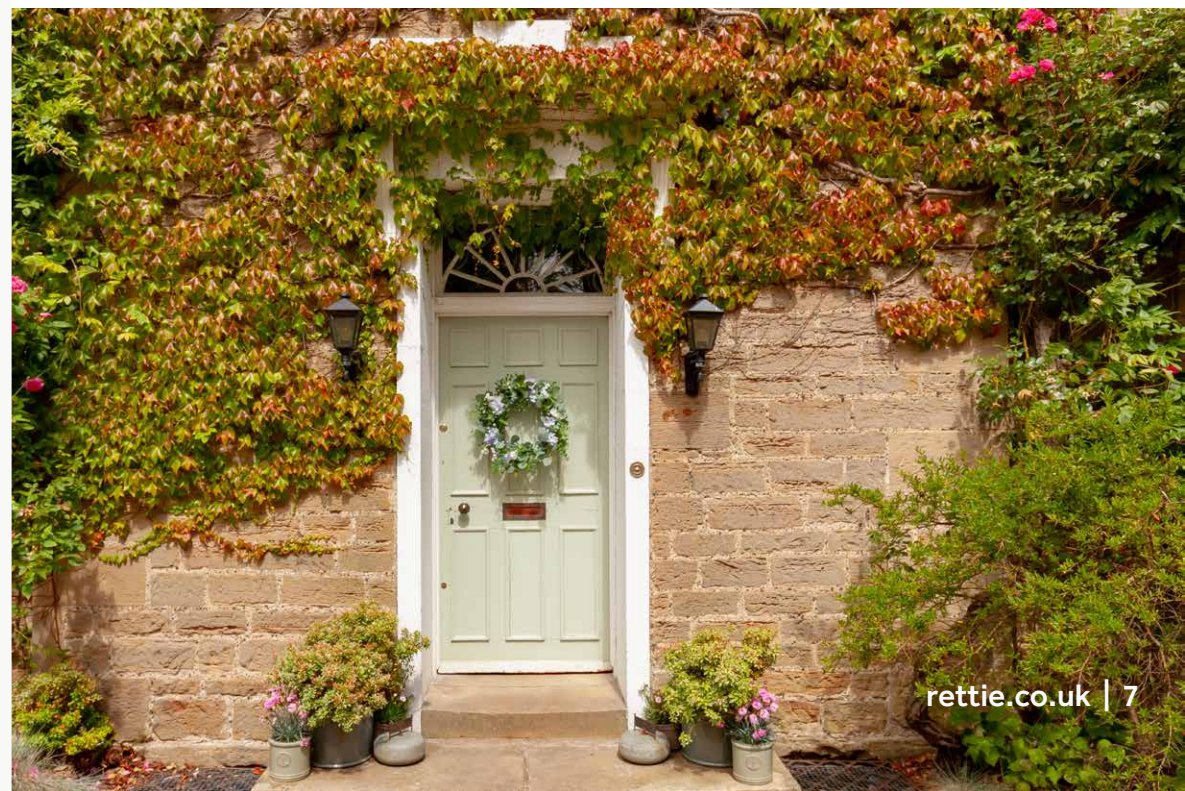
Blackness House extends to about 3440 Sq Ft. The accommodation is spacious and well-appointed throughout and clever use has been made of large windows and astragal windows all maximising natural light and views overlooking the garden grounds and the Firth of Forth beyond.

The property has a number of delightful period features including decorative corning, ceiling roses, fireplaces, and window shutters. The accommodation is generous and thoughtfully laid out with entertaining and family living in mind.

### Exterior

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 at Blackness House is exquisite and real care and attention has been paid over the past 10 years of ownership. The garden is mostly enclosed by an array of specimen trees and mature shrubs with generous areas of lawn with meandering paths and walkways running amongst established borders and beds with numerous spring bulbs, which provide year-round colour and interest. The garden offers different areas for seating to capture the sun and provide different aspects of the garden. There are a variety of mature trees including ash, chestnut, oak, sycamore and yew to name a few.





There is a sheltered terrace to the rear of the house which offers an ideal space for alfresco dining in the warmer months.

Adjacent to the house is a fabulous walled garden enclosed by a brick-lined wall and holly hedging with a small kitchen garden with raised vegetable beds and 2 greenhouses. There is a range of bushes and shrubs including laurel, rhododendron and roses which all provide a country garden ambience. There are a variety of fruit trees such as plum, apple, pear and cherry. A pedestrian gate provides access to a wooded area beyond.

There is a substantial patio terrace with pizza oven and adjacent is a Sauna/Spa Room with patio doors and separate sheltered decking area with jacuzzi.

There is a Double Garage with electric light and power and adjoining Log Store.

Stone built Outhouse/ Garden Store.

Stable block with two large loose boxes.

Large Garden Store/Workshop providing ample storage for garden machinery.

## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the selling agents.

### Satellite Navigation

For those with the benefit of Satellite Navigation the property's postcode is EH49 7NE.

### Fixtures and Fittings

Only items specifically mentioned in the sales particulars are included in the sale.

### Local Authority

Falkirk Council  
Municipal Buildings  
West Bridge Street  
Falkirk  
FK1 5RS  
Tel: 01324 506070

### Burdens

Council Tax Band H

### EPC Rating

Band E

### Services

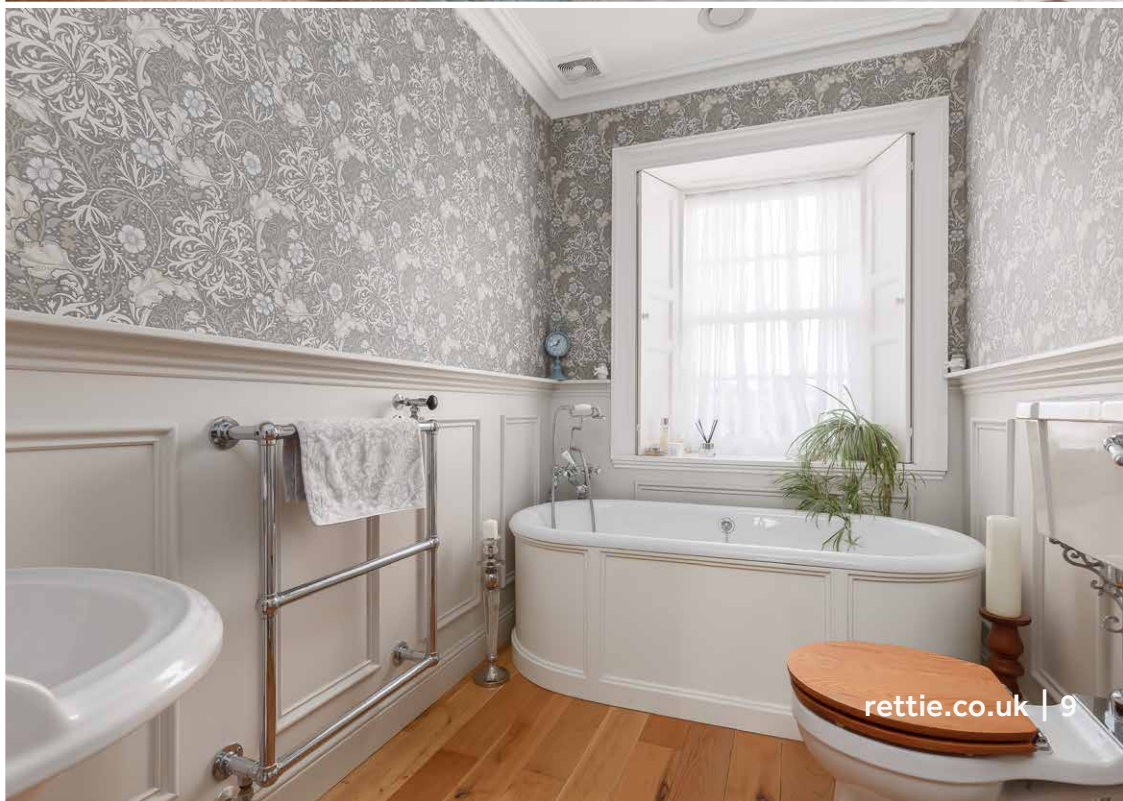
Mains water and electricity. Oil fired central heating. LPG heated Aga. Drainage to septic tank.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. 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.









### Websites and Social Media

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), [www.uklandandfarms.co.uk](http://www.uklandandfarms.co.uk) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are Facebook.com-RettieTownandCountry; Twitter. com-RettieandCo, Instagram and LinkedIn.

### 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 for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

### 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 agent, 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, their clients and any joint agents 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.



BBQ Hut



BBQ Hut



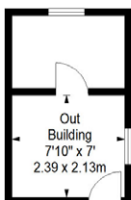




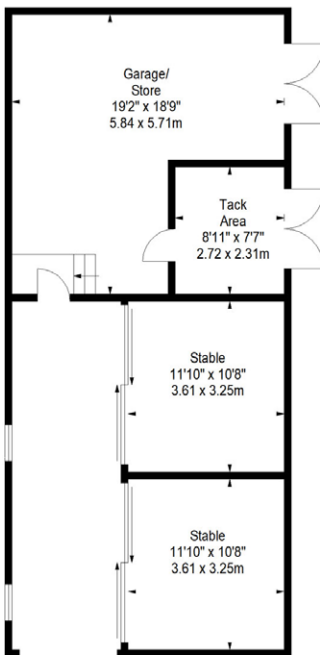
**Blackness House,  
Linlithgow,  
Stirlingshire, EH49 7NE**



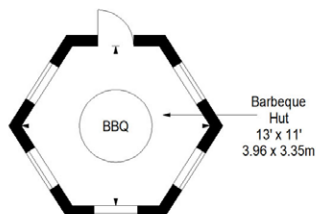
Approx. Gross Internal Area  
3465 Sq Ft - 321.90 Sq M  
Out Buildings  
Approx. Gross Internal Area  
1478 Sq Ft - 137.31 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



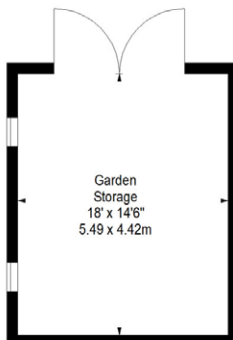
Ground Floor



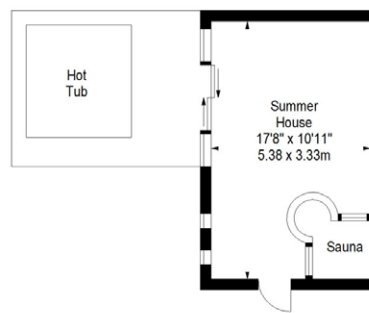
Ground Floor



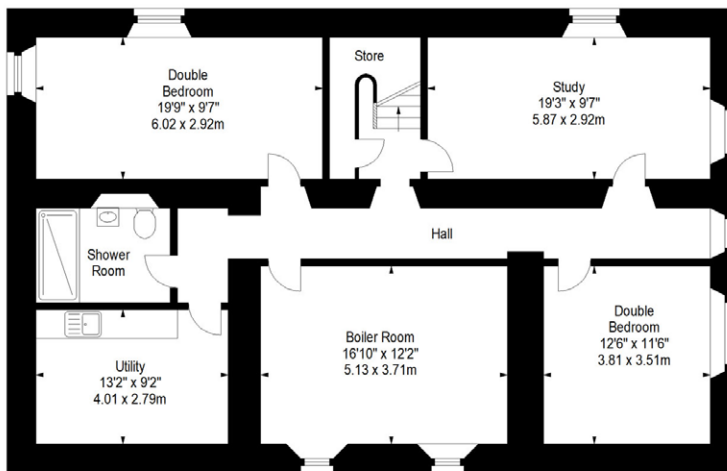
Ground Floor



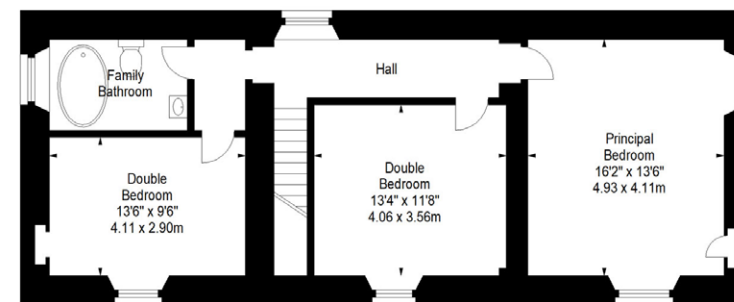
Ground Floor



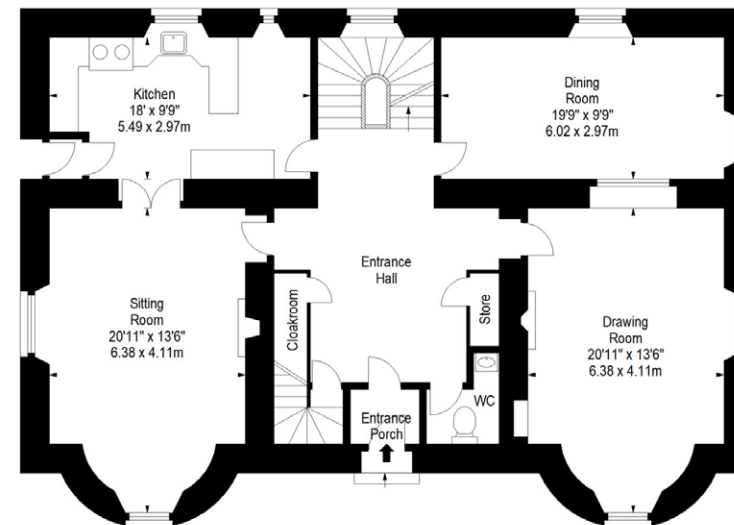
Ground Floor



Lower Ground Floor



First Floor



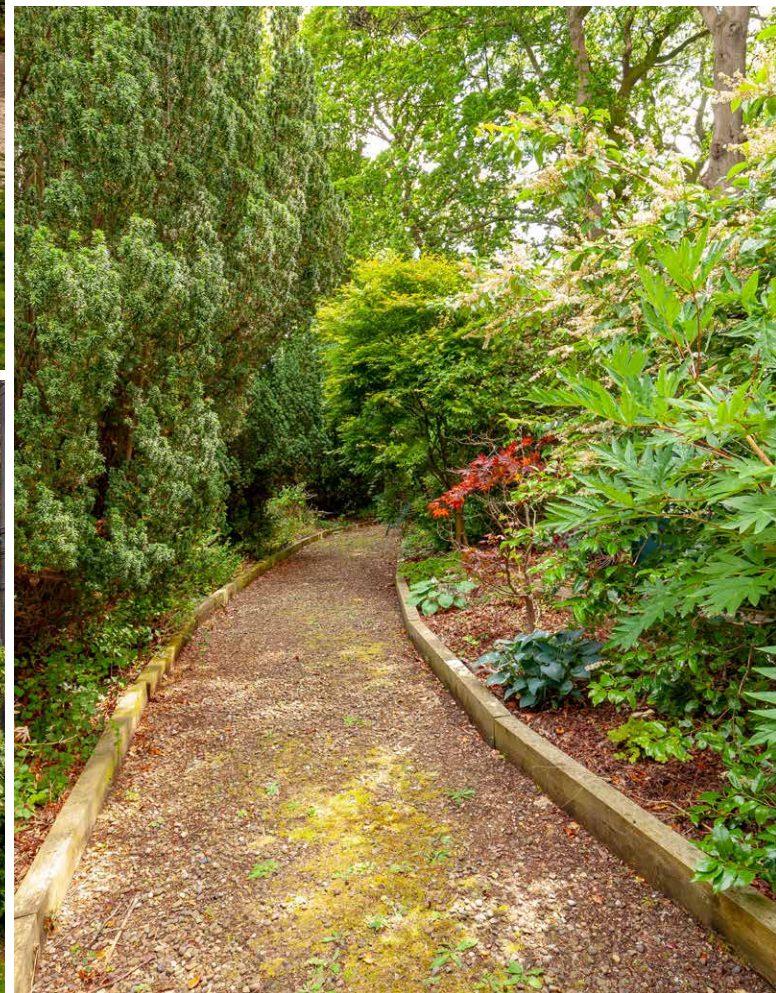
Ground Floor



















RETTIE

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