



## TIDINGS HILL

*15A Cadzow Crescent, Bo'Ness, West Lothian*







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**Striking B Listed family home with magnificent elevated setting overlooking the Firth of Forth**

### Summary of Accommodation:

**Ground Floor:** Entrance Room, Hallway, Cloakroom with W/C and Store, Kitchen/Family Room, Butler's Pantry, Utility Room, Drawing Room, Living Room/Snug, Conservatory

**First Floor:** Master Bedroom, En-suite, Family Bathroom, Bedroom 2, Bedroom 3

**Second Floor:** Bedroom 4/Attic Room

**Exterior:** Established gardens of notable colour and diversity

Stone built garage

Private driveway with space for several cars





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### Situation

Tidings Hill is located in the heart of a conservation area in the delightful coastal town of Bo'ness and is situated in an elevated position offering stunning views across the Forth to Fife. The town is very popular, especially with commuters, and is ideally positioned for easy access to the Central Belt, including Edinburgh, Glasgow and Stirling. The motorway links for the M9 and the Edinburgh City Bypass are close by as is Edinburgh Airport. An excellent commuter train service operates from Linlithgow approximately 4 miles away.

The surrounding area is rich in culture and history. Hopetoun House, the House of the Binns, Linlithgow Palace and Blackness Castle are all nearby. There are excellent schools, health centres, shopping facilities, swimming pools, golf courses, woodlands and recreational opportunities, including sailing from Port Edgar and rail excursions on the Bo'ness & Kinneil Railway.

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

Tidings Hill is an impressive B-Listed period residence, completed in 1908 to the design of architect A. Hunter Crawford for the Denholm family of the Bo'ness shipping and timber company, J & J Denholm. The property was thoughtfully divided into two residences - the conversion was executed with great sensitivity to the original architecture, resulting in two exceptionally private homes, each enjoying its own discreet approach and separate driveway - Number 15A forming the principal and more substantial part of the house

Beautifully preserved and thoughtfully improved over the years, the home blends elegant early-20th-century craftsmanship with modern comfort, retaining hallmark features such as stone-mullioned windows with leaded astragals, oak-panelled walls, and an inviting inglenook fireplace in the drawing room. A traditional conservatory enhances the charm of the façade and offers both its own entrance and direct access from the TV Lounge/ Sitting Room.

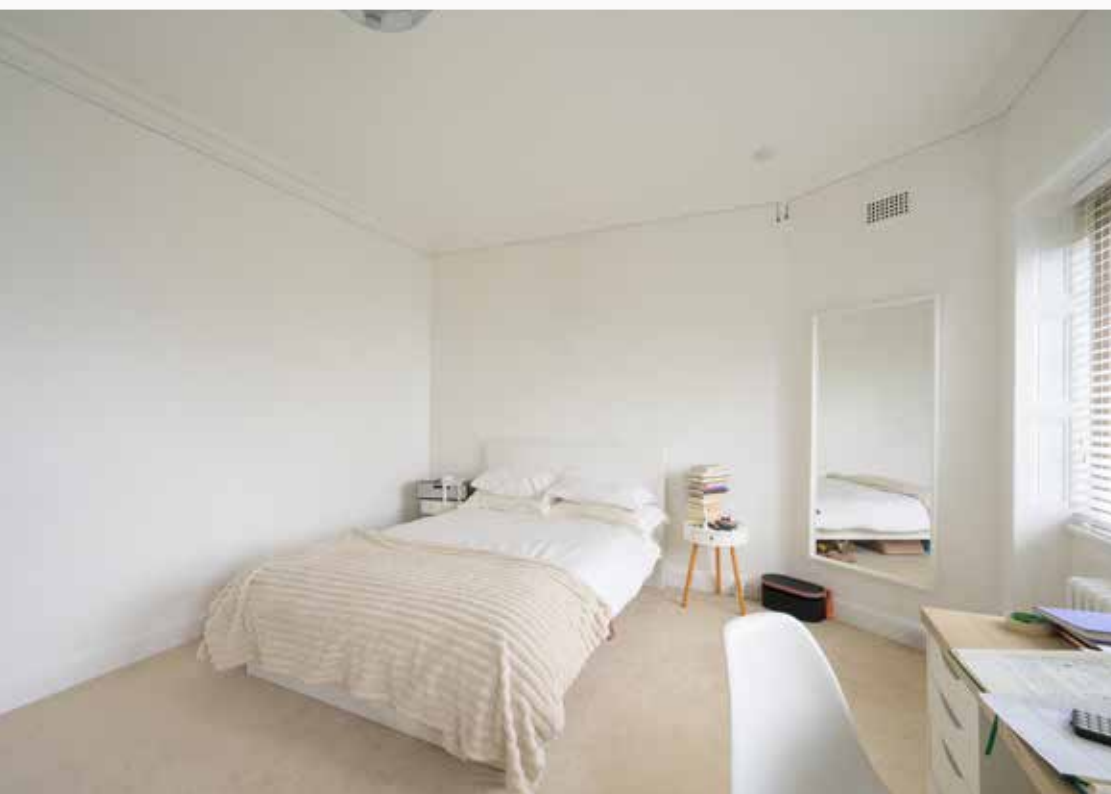
The ground floor is exceptionally well arranged for family living and entertaining. From the welcoming reception hall, one direction leads to the grand oak-panelled Drawing Room with dining area and the separate TV Lounge/ Sitting Room, while the other opens into a spacious, light-filled open-plan kitchen and family room. The first floor offers a generous principal bedroom with its own bathroom, alongside two further bedrooms and a family bathroom. The second floor, once part of the servants' quarters, now provides an additional versatile bedroom.

Approached through wrought-iron gates set between substantial gate piers, a sweeping gravel driveway winds its way to the front of the house. Entry is through a substantial wooden door into a warm, welcoming entrance porch leading into the hallway with wooden flooring, paneled walls and a large radiator. Arched openings branch off to the main rooms and to the staircase. Just off the hall is a generous cloakroom with a sink and a separate WC tucked neatly beyond.











From here, the flow leads naturally into the kitchen, where original wooden floors, stunning original coving and a large bay window frame beautiful views of the gardens and the River Forth. The kitchen offers excellent storage including a hidden walk-in style pantry, Smallbone of Devizes cabinetry, a large island with an integrated double sink, and high-quality appliances such as the Miele built-in coffee machine, Britannia range with six-ring gas hob and double oven, Amana fridge and an integral wine fridge. There is ample room for a family dining table, making this a bright and sociable heart of the home.

Just off the kitchen is the utility room, fitted with floor-to-ceiling storage, a large ceramic sink, Bosch tumble dryer and Samsung washing machine, ideal for managing household chores discreetly.

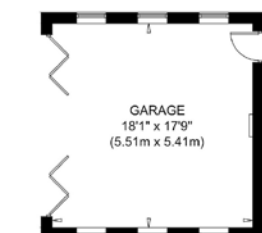
Leading through, you arrive in the impressive drawing room. This character-filled space has a multi-fuel burner set within an Inglenook fireplace engraved with "Anes Ain Hearth Is Cowds Worth." Either side are two cupboards, one of which serves as a deep wine cellar. Wooden floors, floor-to-ceiling paneling, exposed beams and triple windows create a warm, atmospheric room that also opens directly out onto the patio.

From the drawing room, the flow continues into the cosier TV Lounge/ Sitting room, where a marble-surround multi-fuel fire forms the center piece. Double-aspect windows, including a large bay, capture the outdoor beautifully. Soft carpeting, ceiling coving and secondary glazing add comfort, while a glass door leads through to the conservatory.

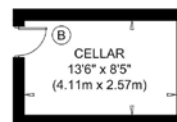
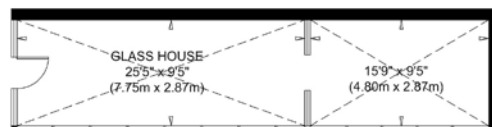
The conservatory offers additional flexible space with ingenious period detail such as a heat-sink, designed to slowly release stored daytime heat overnight to maintain ideal conditions for the houseplants. A separate door provides access to the large and private front gardens.



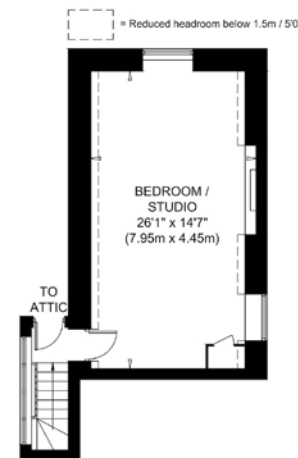




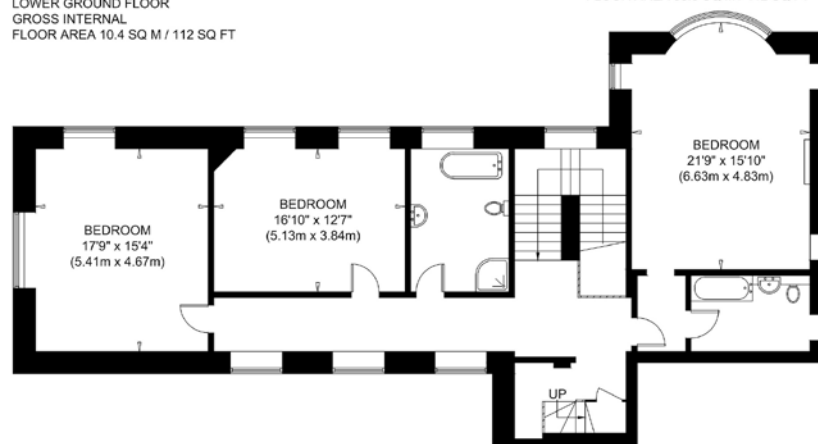
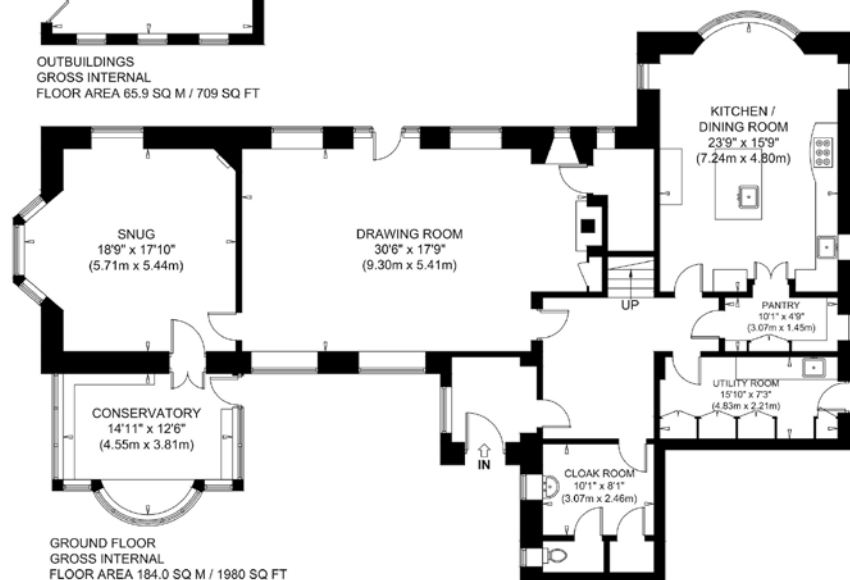
OUTBUILDINGS  
GROSS INTERNAL  
FLOOR AREA 65.9 SQ M / 709 SQ FT



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 10.4 SQ M / 112 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 38.3 SQ M / 412 SQ FT



### CADZOW CRESCENT

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 359.2 SQ M / 3865 SQ FT

LOWER GROUND FLOOR AREA = 10.4 SQ M / 112 SQ FT

OUTBUILDINGS AREA = 65.9 SQ M / 709 SQ FT

TOTAL COMBINED FLOOR AREA = 435.5 SQ M / 4686 SQ FT

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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Returning to the main hallway, the wide staircase, complete with rope handrail and a tall window, rises to the upper floor. At the top, arched doorways guide you first into the master suite. A small private vestibule separates the entrance from the main bedroom, which is carpeted and enjoys triple-aspect views, including a sweeping bay window with a curved wooden bench overlooking the gardens and the River Forth. A marble-surround fireplace and brushed gold accents add refinement.

The en-suite bathroom features a tiled bath with overhead rain shower, integrated sink and WC with storage, tiled flooring, paneled walls and a heated towel rail.

Along the hallway, the family bathroom offers a standalone bath, single jacuzzi shower, WC, sink, heated towel rail and garden views. Two further bedrooms sit on this level: one bright room with four windows overlooking the gardens and Firth of Forth, fully carpeted with two radiators; the other with double-aspect windows, a warm feature fireplace and generous room for storage.

A smaller staircase leads up to the top landing and into the extensive attic room—an impressively flexible space with slightly vaulted ceilings, double-aspect Firth of Forth views, carpeting and a central fireplace with tiled surround. This floor also includes access to additional attic storage.

The property occupies an elevated position surrounded by extensive, beautifully landscaped grounds. Tiered lawns descend toward the southern boundary, interspersed with mature trees—among them beech, cherry and striking monkey puzzle trees—rhododendrons, beech hedging and richly planted borders. These lead into an area of light woodland that creates a remarkable sense of privacy and seclusion.

A pathway guides you from the main house through the gardens, passing two ponds before reaching a hidden sunken garden accessed via a stone stairway. Here the path divides: one route loops back to the main garden, while the other follows the southern edge of the property through woodland to the original brick greenhouse and raised vegetable beds. The greenhouse, equipped with electricity and concrete flooring, shelters old rose bushes, vines and a peach plant. Throughout the grounds, secluded seating areas are placed to capture both sunrise and sunset, while behind the house a peaceful church adds to the tranquil setting.

At the lower level of the garden lies a former quarry, now transformed into a dramatic large pond complete with a charming Japanese bridge and surrounded by winding woodland paths that reveal a series of atmospheric garden “rooms.” Within the grounds, a stone-built, watertight garage with a rosemary tile roof provides useful storage, and planning permission is in place for a gym or further outbuilding if desired.

Externally, the house combines heritage style with practicality, featuring classic black sash-and-case steel casement windows and a rendered façade. A generous stone-slabbed patio extends from the rear of the house, offering an ideal space for outdoor dining and entertaining. To the side of the conservatory, stone steps lead down to the basement, which provides additional storage and houses the recently replaced boiler.

Together, the house and its extensive gardens create a rare and captivating period home, rich in history, beautifully presented, and set within grounds that offer privacy, character and exceptional natural beauty.





## GENERAL REMARKS AND INFORMATION

### 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 9AZ

### Fixtures and Fittings

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

### Classifications

Council Tax - Band G

EPC Rating - Band D

### Tenure

Freehold

### Services

Mains electricity and water. Gas central heating.

### 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

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

### 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 contract 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.

### Photos

Please note that some of the external photographs were taken in the last few years.











#### RETTIE

 0131 624 4183  
 [mail@rettie.co.uk](mailto:mail@rettie.co.uk)  
 11 Wemyss Place  
Edinburgh  
EH3 6DH