



**McEwan Fraser Legal**

Solicitors & Estate Agents

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2 Carriden Steadings

MUIRHOUSES, BY BO'NESS, WEST LOTHIAN, EH51 9SN

THE LOCATIONS

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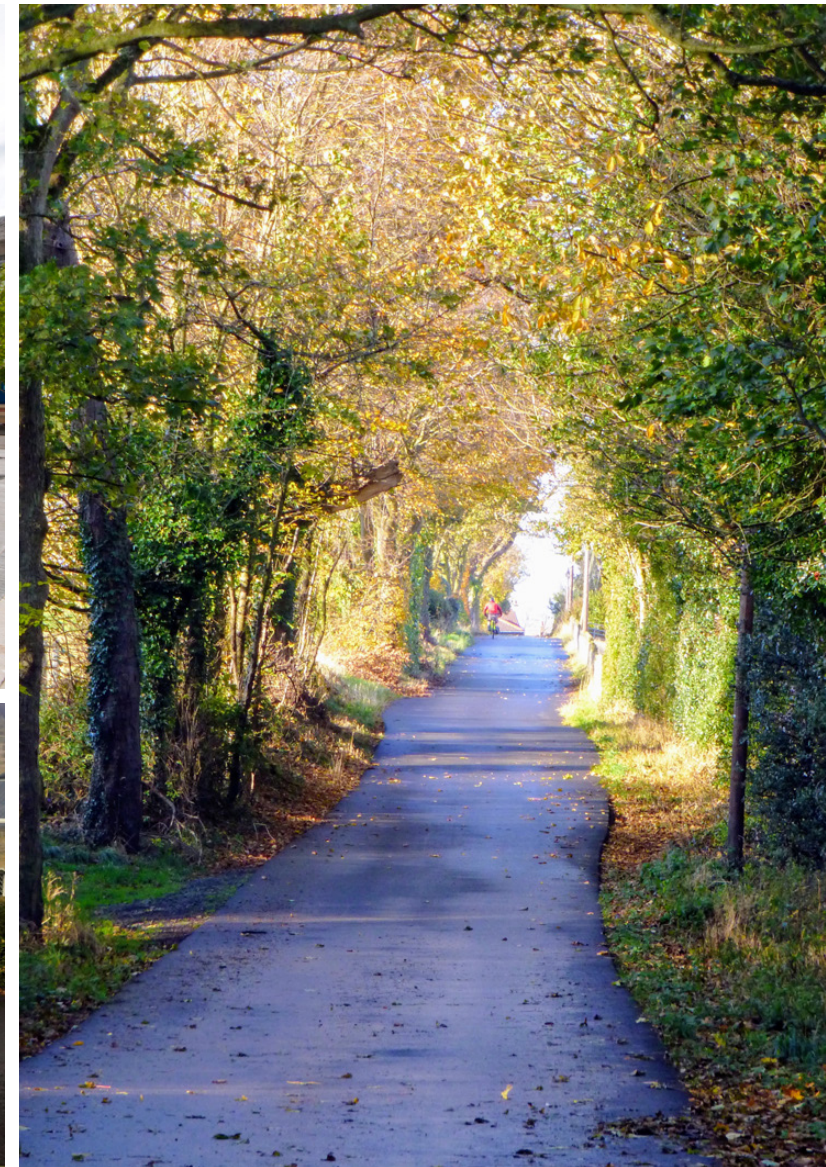
2 Carriden Steadings is located approximately 0.5 km along a shared private road in peaceful and beautiful surroundings. Set in the former grounds of historic Carriden House with nearby access to protected woodland (part of the John Muir Way), open farmland and beaches. The property's unique location offers a rural lifestyle whilst still retaining easy access to nearby amenities.

Muirhouses is an attractive conservation village to the East of Bo'ness. The town of Bo'ness sits on the banks of the River Forth, twenty minutes from Edinburgh Airport and ten minutes from the main Glasgow to Edinburgh rail line at Linlithgow. The town contains the award-winning Hippodrome Cinema, a faithfully renovated 1912 working cinema showing the latest films daily. The Antonine Wall and the Kinneil House museum provide an insight into the earlier town and Bo'ness is of course host to the award-winning Scottish National Railway Museum with steam trains running from the restored town railway station.

Bo'ness is very popular 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 four miles away.

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

The town centre has a selection of privately owned shops, cafes, pubs, hairdressers, takeaways as well as a Lidl and a Tesco whilst, from the house, there is easy access to the waterfront and the foreshore walks, a paradise for dogs. The John Muir Way, the long-distance footpath connecting Edinburgh to Glasgow, via Blackness Castle one way and The Kelpies the other is five minutes walk away.





2 CARRIDEN STEADINGS

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The property offers lovely accessible living in a unique location.

The entrance hallway is laid with Parquet flooring. The large dining kitchen contains high-quality floor and wall units, an integrated four ring gas hob and oven, dishwasher and fridge. Access to the huge rear garden is also available from the kitchen. There is a separate utility room which houses the washing machine and the tumble dryer, a large fridge freezer and another door to the garden. Just outside this door, there is a large concrete area which was laid to hold a conservatory. There is a downstairs WC and a family room which is carpeted. The bright living room is spacious, carpeted and thanks to being the full width of the property, benefits from being dual aspect.

The upper floor begins with a single dual aspect bedroom which is carpeted and has a large built-in wardrobe. This wardrobe could easily be changed into an en-suite bathroom. The master bedroom is incredibly large, overlooks the rear garden and has a lovely modern en-suite bathroom. This en-suite was installed

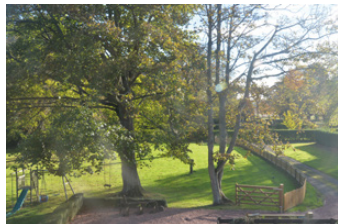
in 2018, is fully tiled, has a white three piece suite and electric shower over the bath. The second double bedroom is also carpeted and benefits from a three-piece en-suite, with shower over the bath. The fourth bedroom is a double bedroom with its own fully tiled en-suite with mains shower and chrome towel radiator. There are numerous storage cupboards on the upper level which could potentially be sectioned off to create a dressing area for the fourth bedroom.

The rear garden is approximately two acres. There is development potential here to rebuild the existing potting house or apply for planning to section off part of the garden and build a new property.

The garden also includes a large mature orchard with approximately twenty fruit-bearing trees.

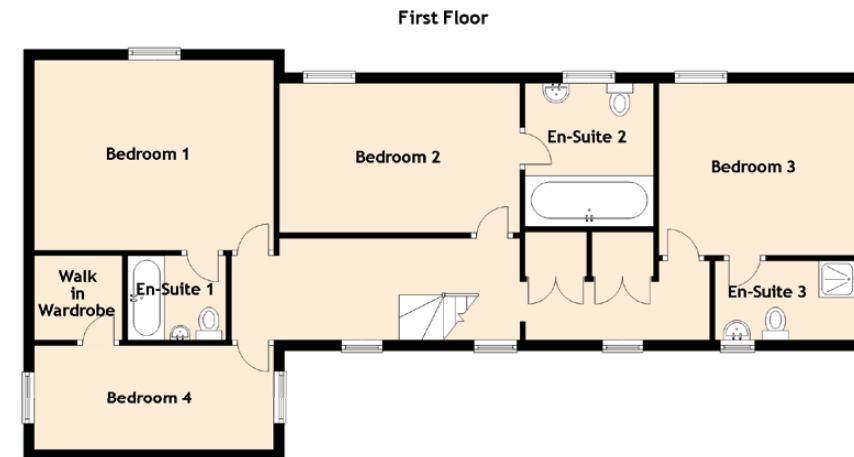
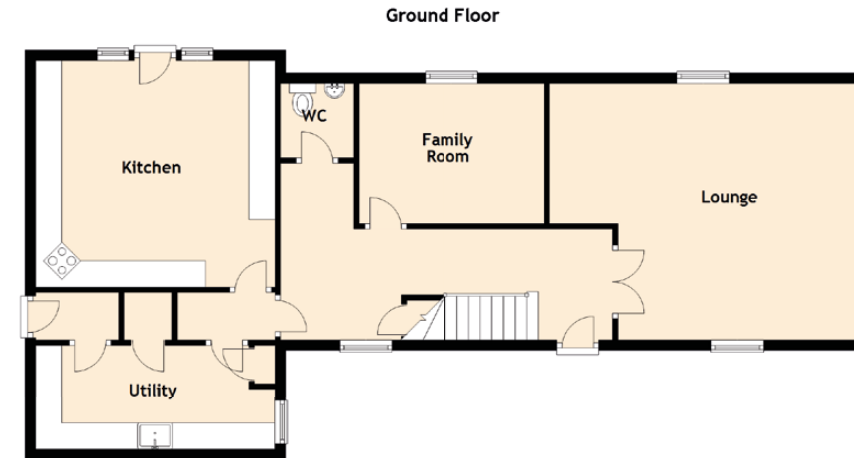
There is a large driveway to the rear of the property that offers ample parking for a large number of vehicles.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



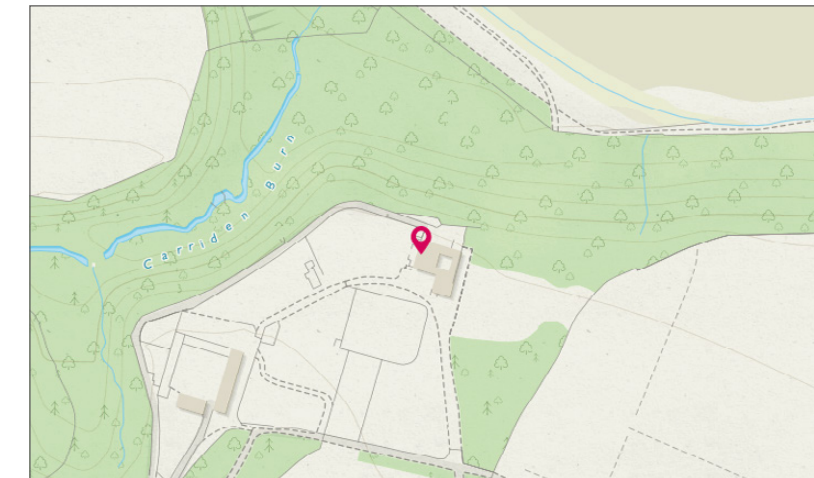
Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.86m (19'3") x 4.89m (16'1")
Family Room	3.55m (11'8") x 2.70m (8'10")
Kitchen	4.57m (15') x 4.32m (14'2")
Utility	4.57m (15') x 2.00m (6'7")
WC	1.42m (4'8") x 1.40m (4'7")

First Floor	
Bedroom 1	4.57m (15') x 3.62m (11'11")
En-Suite 1	2.00m (6'7") x 1.61m (5'3")
Bedroom 2	4.87m (16') x 2.85m (9'4")
En-Suite 2	2.73m (8'11") x 2.45m (8')
Bedroom 3	3.75m (12'4") x 3.28m (10'9")
En-Suite 3	2.68m (8'10") x 1.65m (5'5")
Bedroom 4	4.79m (15'9") x 2.00m (6'7")
Walk in Wardrobe	1.70m (5'7") x 1.68m (5'6")

Gross internal floor area (m²): 190m² | EPC Rating: E

Extras (Included in the sale): Furniture may be available by separate negotiation.





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Surveyor



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Photographer



Layout graphics and design
ALLY CLARK
Designer