

44 Stewart Avenue

BO'NESS, EH51 9NL



Three-bed home with elegant period proportions, with spectacular waterside views in the heart of Bo'ness



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present 44 Stewart Avenue to the market. Set within a handsome traditional stone terrace, this beautifully characterful three-bedroom home offers an exceptional amount of living space across two levels, combining timeless period charm with flexible modern living and stunning elevated views stretching across the Firth of Forth.

A welcoming entrance hallway immediately sets the tone for the home, with warm timber flooring, high ceilings and a bright, airy feel continuing throughout. The accommodation unfolds naturally upstairs, where the main living spaces enjoy the finest outlooks, making the very most of the home's elevated position.

THE LIVING ROOM

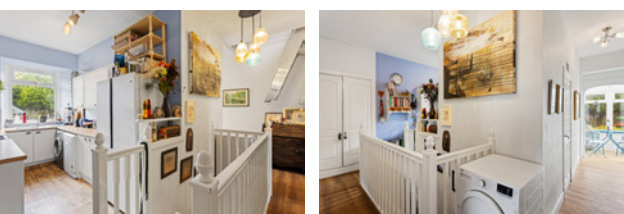


The living room is a particularly impressive space, filled with natural light from the large picture window framing uninterrupted views across the water and beyond. Beautiful proportions, traditional detailing and an inviting atmosphere create a room that feels both elegant and comfortable, with ample space for relaxing and entertaining alike.

THE KITCHEN & DINING ROOM



Positioned adjacent, the dining room offers a wonderfully versatile additional public room, currently arranged as a charming dining and music space with the same elevated outlooks adding to the overall sense of calm and character. The kitchen has been thoughtfully laid out to maximise storage and workspace, featuring shaker-style cabinetry, solid timber-style worktops and a bright open feel connecting naturally into the upper hallway.



A glazed sun room to the rear provides a lovely additional seating area overlooking the gardens below, creating the perfect spot for a morning coffee or quiet evening unwind. The upper level is completed by a contemporary shower room finished with modern wet wall panelling, vanity storage and a large walk-in shower.

THE SUN ROOM



THE SHOWER ROOM





Downstairs, the generous principal bedroom is an outstanding space with impressive proportions, beautiful flooring and extensive fitted wardrobes running across one wall, creating excellent storage without compromising the room's character. The second double bedroom is another comfortable and well-presented room, while the third bedroom offers excellent flexibility for use as a nursery, home office or guest room depending on requirements.

BEDROOM 1





BEDROOM 2



BEDROOM 3

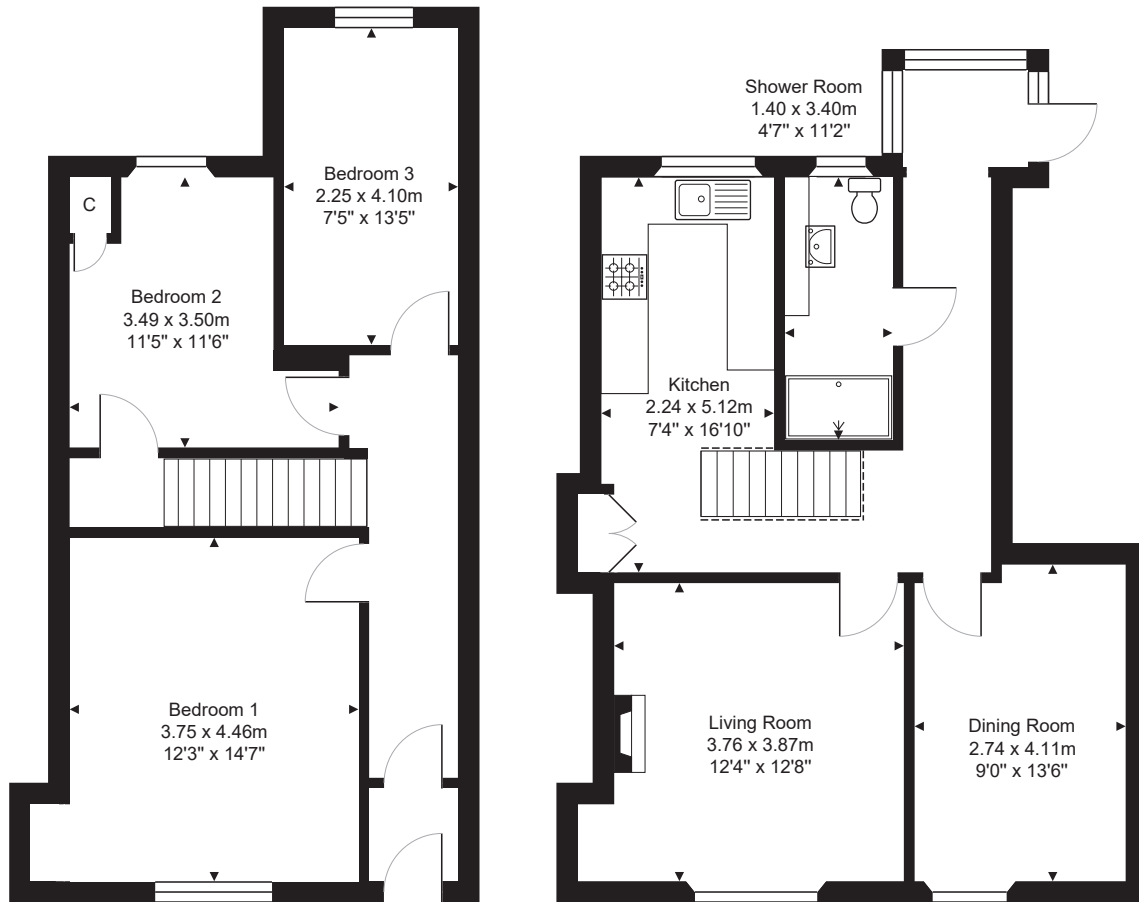


'Externally, the property enjoys a private rear garden designed with colour and character in mind, patio seating areas and a surprisingly peaceful atmosphere tucked away behind the terrace. On-street parking is available in front of the property.'

EXTERNALS & VIEWS



FLOOR PLAN & DIMENSIONS

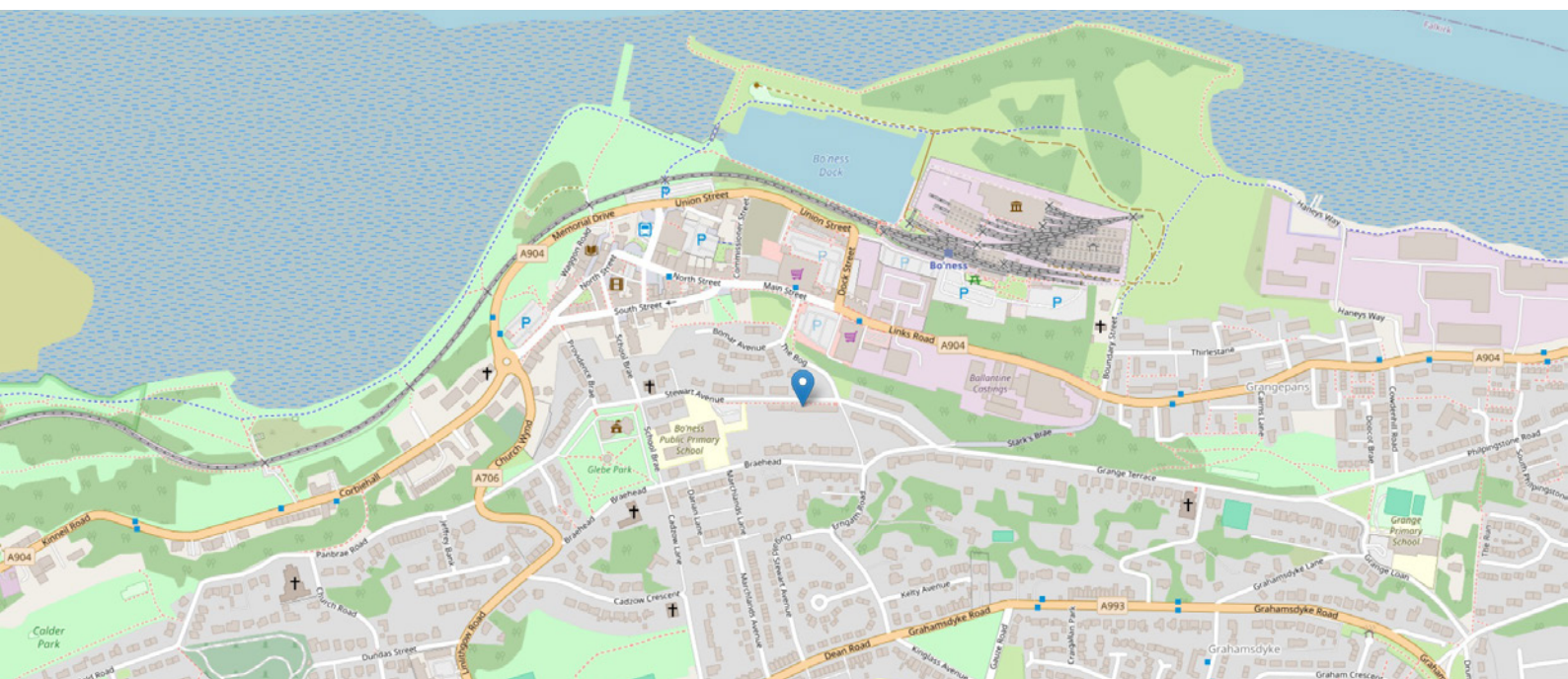


Ground Floor

First Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 109m² | EPC Rating: C



THE LOCATION

Stewart Avenue forms part of one of Bo'ness' most established and characterful residential areas, enjoying a peaceful setting while remaining within easy reach of the town's excellent range of amenities and transport connections. Rich in history and well known for its attractive waterfront position, Bo'ness continues to grow in popularity with buyers seeking a strong sense of community alongside convenient central belt access. The town centre is just a short distance away and offers a wide selection of everyday amenities, including supermarkets, independent cafés, restaurants, local boutiques and leisure facilities. A number of well-regarded primary and secondary schools are also nearby, making the area particularly appealing for families looking to settle within a well-connected and community-focused location.





For commuters, the property is ideally positioned for access to the M9 motorway network, allowing straightforward travel towards Edinburgh, Glasgow, Stirling and beyond. Nearby Linlithgow railway station provides fast and regular rail links to both Edinburgh and Glasgow, making the area a highly attractive option for those looking to balance commuting with a quieter coastal lifestyle. Edinburgh Airport is also comfortably accessible by car for international travel.

One of the area's biggest draws is undoubtedly the surrounding scenery and outdoor lifestyle on offer. The beautiful Bo'ness waterfront, John Muir Way and nearby coastal walks provide fantastic opportunities for walking, cycling and enjoying the outdoors, while Kinneil Estate offers expansive green space, woodland trails and historic attractions right on the doorstep. The area is also home to the famous Bo'ness & Kinneil Railway, adding to the town's unique charm and heritage appeal.

With stunning waterside surroundings, excellent connectivity and an increasingly sought-after lifestyle offering, Bo'ness continues to attract a wide range of buyers from professionals and growing families through to those seeking a characterful home within a scenic and well-connected coastal town.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
EMMA LYNCH
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.