



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Old Kinglass Farmhouse**

BORROWSTOUN ROAD, BO'NESS, EH51 9RP



# AREA

## BO'NESS

WEST LoTHIAN, EH51 9RP



Old Kinglass Farmhouse is situated in the coastal town of Bo'ness. 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 3.5 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 good 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.

# OLD KINGGLASS FARMHOUSE

BORROWSTOUN ROAD, BO'NESS

McEwan Fraser is delighted to present this unique property to the market. Offering the charming looks of a period cottage, this deceptively spacious house offers over 2000 sq.ft. of living accommodation over two floors. The extremely flexible nature of the internal space gives the potential of up to five double bedrooms (2 en-suite) alongside three public rooms, a generous kitchen, studio/workshop, study, utility room, box room and master bathroom. Old Kinglass Farmhouse dates from the 1890s and is set back from Borrowstoun Road.



The property is hidden from view of the main road behind a sweeping drive and large mature front garden which includes a patio area and a small summer house. There is plenty of parking on the substantial drive and the property also benefits from a substantial detached double garage to one side. The rear of the property includes a paved drying area and a large storage building. A paved and walled side garden completes the outside space.



Internally, the property is a wonderful example of a property from this period. Once used as a B&B, the current owner has sympathetically restored the property to its former glory. There are high ceilings, original fireplaces, exposed stonework and high skirtings in plenty.

The property is entered through storm doors onto a tiled porch before a further internal door opens on to the main hallway. The hallway includes a WC, integrated storage and the staircase to the first floor. Immediately to your left, you will find a stunning formal dining room which includes a period fireplace and beautiful exposed stonework. This room has in the past been used as a large fifth double bedroom. To the right-hand side, you find a beautiful formal lounge. The room is dominated by an original period fireplace and offers elegant proportions. Double doors from the lounge lead to a slightly less formal sitting or family room which

could happily serve as a formal dining area should the property be utilised as a five-bedroom. The final room in the main part of the ground floor is a large en-suite double bedroom.

Heading further through the hallway, you find a fantastic breakfasting kitchen which has the potential to become the true heart of the home. To one side, the kitchen comprises an ample range of base and wall mounted units which have been arranged around a range style cooker. There is lots of prep and storage space for the aspiring chef and a range of integrated appliances. At the opposite end, the kitchen is given over to a less formal seating area or 'snug' with exposed stonework and wood-burning stove. A door to the rear of the kitchen leads through into a large studio/workshop room which also houses the utility room and small office space.





Climbing the stairs gives immediate access to two generous double bedrooms on either side of the landing and a box room. The landing then continues to the rear past the main bathroom to a further en-suite double bedroom facing the rear of the property.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.



# SPECIFICATIONS & DETAILS

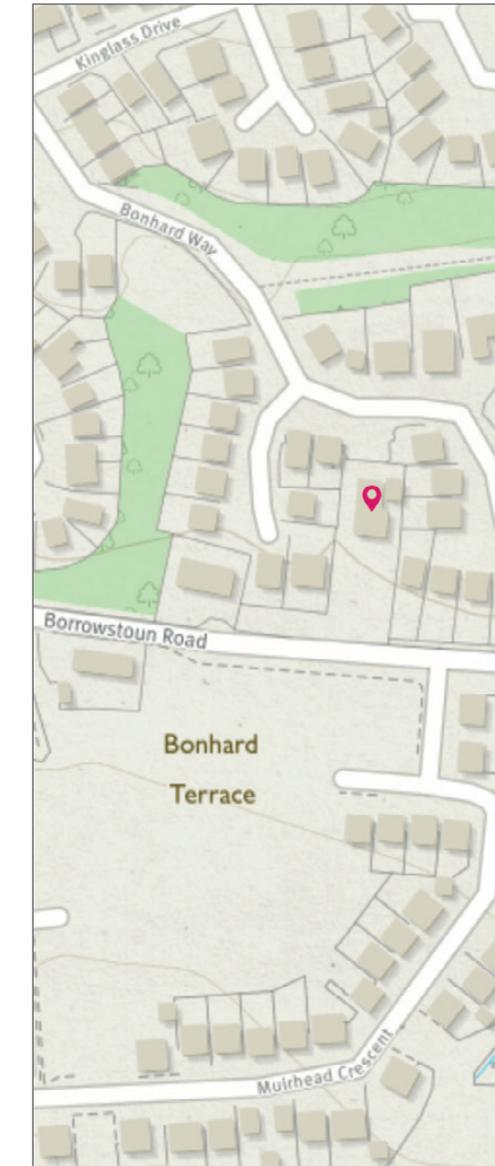
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.90m (12'10")
Sitting Room	4.00m (13'1") x 3.20m (10'6")
Kitchen	4.70m (15'5") x 3.50m (11'6")
Snug	4.60m (15'1") x 3.50m (11'6")
Workshop	4.40m (14'5") x 3.90m (12'10")
Master Bedroom	5.10m (16'9") x 2.00m (6'7")
Dining/Bedroom 5	4.60m (15'1") x 3.90m (12'10")
WC	1.75m (5'9") x 1.20m (3'11")
En-suite	2.00m (6'7") x 1.70m (5'7")
Utility	2.10m (6'11") x 2.00m (6'7")
Office	2.61m (8'7") x 1.80m (5'11")
Box Room	3.80m (12'6") x 2.00m (6'7")
Bedroom 2	5.20m (17'1") x 4.10m (13'5")
En-suite	2.30m (7'7") x 1.50m (4'11")
Bedroom 3	4.60m (15'1") x 3.70m (12'2")
Bedroom 4	4.00m (13'1") x 3.70m (12'2")
Bathroom	2.60m (8'6") x 2.42m (7'11")

Gross internal floor area (m<sup>2</sup>): 200m<sup>2</sup>

EPC Rating: D






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