

# Hawthornbank, 14 Braehead

BO'NESS, EH51 9DN



*This impressive four-bedroom detached house sits on a generous plot with ample parking, a south-facing garden, and extensive outbuildings*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to bring this impressive four-bedroom detached house to the market. The property sits on a generous plot with ample parking, a south-facing garden, and extensive outbuildings that offer substantial commercial potential for the right buyer. Internally, the property is presented in excellent condition and offers versatile accommodation over two floors. There are four double bedrooms, two of which are on the ground floor; two bathrooms; a stunning dual-aspect living/dining room; a contemporary fitted kitchen; and a utility room.

# THE ENTRANCE HALL



Hawthornbank is a traditional stone-built villa that has been extensively upgraded by the current owners. The property sits on Braehead at the corner of Glebe Park. Set back from the road behind a manicured front garden, the imposing front door opens to a vestibule and a large central hallway. Finished with contemporary colours and wooden flooring, the hallway gives the first clue to the quality of finish on offer throughout the property. There are two bedrooms on the left, a bathroom straight ahead, and the principal living room to the right.

The internal accommodation is focused on the stunning living/dining room. Originally two rooms, the removal of an internal wall has created a large, bright, and versatile room that will give the new owner tremendous flexibility as they create their ideal entertaining space. A large south-facing patio door opens directly into the rear garden and ensures fantastic levels of natural light. A door to one side gives access to the kitchen.

# THE LIVING/DINING ROOM





# THE KITCHEN



The beautiful contemporary kitchen includes a full range of base and wall-mounted units that are topped with stone worksurfaces and set against a tiled splashback. There is plenty of preparation and storage space alongside a range of integrated appliances. A door leads to a small rear hallway which gives access to a separate utility room for laundry and additional storage.



The ground floor holds two substantial double bedrooms. Bedroom one is front facing and the obvious master bedroom. It boasts high ceilings, period features, excellent levels of natural light, and there is plenty of floor space for a full suite of freestanding bedroom furniture. Bedroom two overlooks the rear garden and enjoys similar proportions to bedroom one.

The ground floor accommodation is completed by the main bathroom which is fully tiled and boasts a three-piece white suite alongside a separate shower.

# BEDROOM 1



# BEDROOM 2



# THE LOWER BATHROOM







Climbing the stairs, the first-floor landing gives access to two further double bedrooms, a bathroom, and eaves storage. Bedroom three is a further spacious double bedroom that has excellent levels of natural light arriving through a south-facing Velux window. Bedroom four boasts integrated wardrobes and plenty of space for a double bed and supporting furniture. Accommodation on this level is completed by a further bathroom which is tiled and finished with a white three-piece suite.

## THE UPPER BATHROOM



# BEDROOM 3



# BEDROOM 4



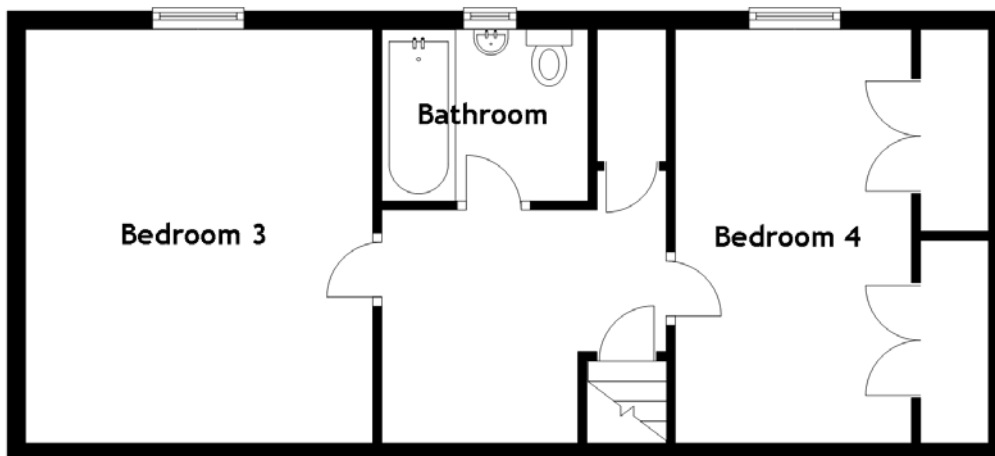
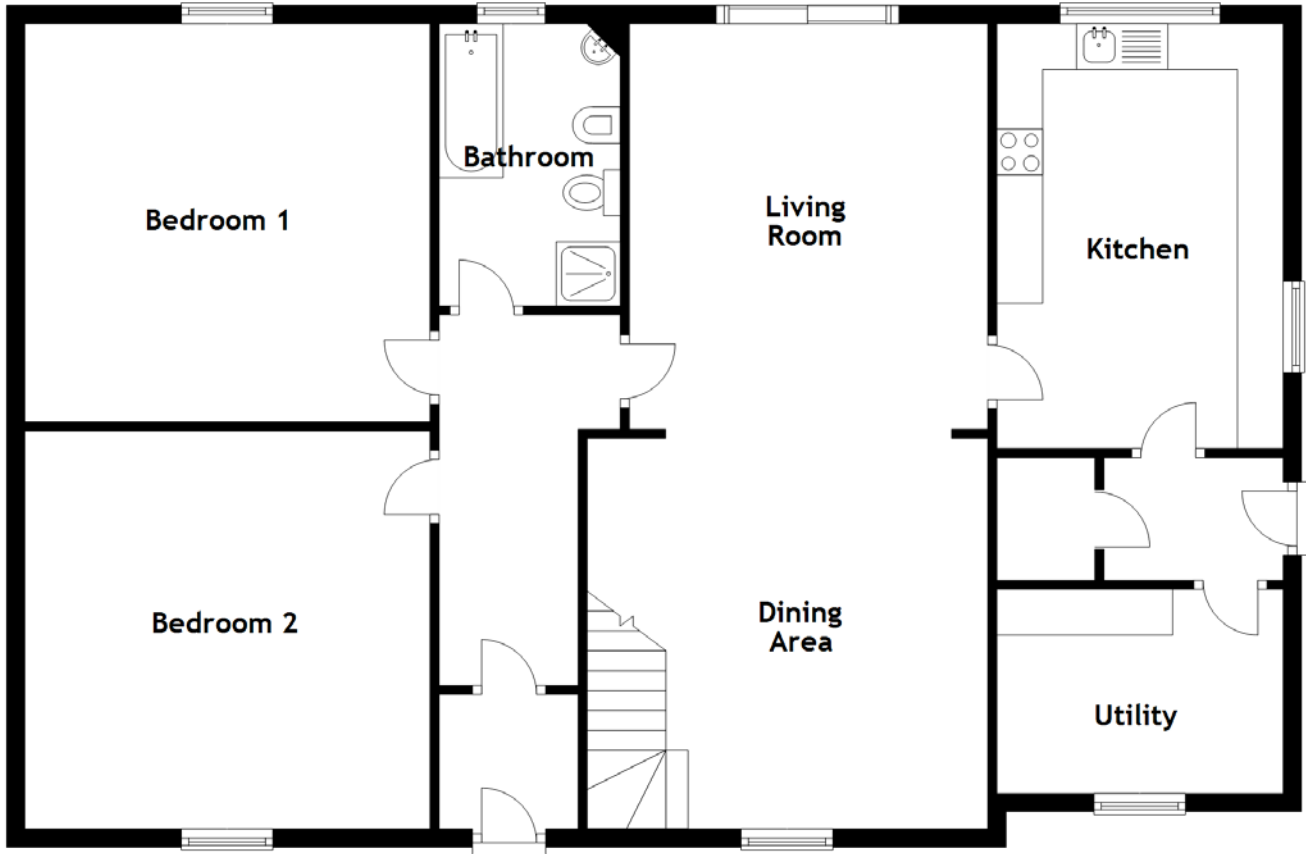
Externally, there are substantial patio areas immediately adjacent to the house. The rear garden has been extensively landscaped and there are tiers of flower beds, a pond, and a raised lawn designed to give views over the property to the Firth of Forth.

# EXTERNALS & VIEWS





# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Living Room	4.43m (14'6") x 3.92m (12'10")
Dining Area	4.43m (14'6") x 4.16m (13'8")
Kitchen	4.64m (15'3") x 3.13m (10'3")
Utility	3.08m (10'1") x 2.23m (7'4")
Bedroom 1	4.43m (14'6") x 4.35m (14'3")
Bedroom 2	4.43m (14'6") x 4.35m (14'3")

Bathroom	3.08m (10'1") x 1.98m (6'6")
Bedroom 3	4.52m (14'10") x 4.09m (13'5")
Bedroom 4	4.52m (14'10") x 2.58m (8'6")
Bathroom	2.25m (7'5") x 1.88m (6'2")

Gross internal floor area (m<sup>2</sup>): 168m<sup>2</sup>

EPC Rating: D

Double gates to one side of the house open into a large yard which gives substantial parking and plenty of space to turn a larger vehicle. To one side there is a small workshop which is adjacent to the main house. The yard also gives access to a substantial former dairy that has fantastic commercial potential. The Dairy has seven defined rooms and a garage over two floors, several entrance points, and includes an EV charging station in the garage section. There is power, water, and a WC in place.

Viewing is essential to fully appreciate the scale and potential on offer with a property like this.

# OUTBUILDINGS







# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Room 1 10.54m (34'7") x 7.32m (24')  
 Room 2 5.93m (19'5") x 4.55m (14'11")  
 Room 3 8.12m (26'8") x 4.72m (15'6")  
 Room 4 6.23m (20'5") x 4.55m (14'11")

Room 5 6.41m (21'1") x 4.61m (15'1")  
 Room 6 6.41m (21'1") x 5.63m (18'6")  
 Room 7 8.04m (26'4") x 4.55m (14'11")  
 WC 1.95m (6'5") x 1.53m (5')  
 Garage 6.46m (21'2") x 4.26m (14')  
 Workshop 6.07m (19'11") x 2.95m (9'8")



# THE LOCATION

Bo'ness sits on the banks of the Firth of 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 during the summer from the restored town railway station.

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 only a five minute walk to the foreshore walks, a paradise for dogs.

The John Muir Way, the long-distance footpath connecting Edinburgh to Glasgow, via Bridgeness Castle one way and The Kelpies the other is within easy reach.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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