



Bo'ness | South Philipgstone Lane | Offers Over £155,000

Stunning 3 bed maisonette in central Bo'ness with period charm, modern finishes, and breath taking views over the Firth of Forth.



Nestled in the picturesque town of Bo'ness, just a stone's throw from the breath-taking vistas of the Firth of Forth, lies the exquisite maisonette flat at 20a South Philipgstone Lane. This move-in-ready gem, built circa 1910 and part of the historic Willowbrae Terrace, offers a fusion of Edwardian charm and modern convenience, perfect for first-time buyers and those looking to upsize.

Upon entering through the secure doorway, you're greeted by a welcoming hallway that ushers you into a realm of spacious accommodation. The impressive lounge, adorned with two stunning sash and case windows, bathes the hardwood-floored room in natural light, showcasing the majestic views of the Forth. High ceilings, embellished with a ceiling rose and cornicing, add a touch of grandeur to this captivating entertaining space.

The kitchen/diner is equally appealing, offering a bright and practical space with white high-gloss base and wall units, integrated oven, hob, and hood, and space for a freestanding fridge/freezer and washing machine, all of which are included. The kitchen enjoys garden views from two windows and features stylish butcher block wooden worktops, metro-style tiled splashbacks, and ample room for a dining table and chairs. A durable laminate floor completes the look, making it both functional and inviting.

The cloakroom, conveniently located on the ground floor, features a white WC and sink, with a patterned vinyl floor adding a touch of character.

Upstairs, three well-proportioned double bedrooms offer neutral, calming decor and are all fully carpeted. Bedroom one benefits from a large built-in store cupboard and generous proportions, while bedrooms two and three boast more of those outstanding Firth of Forth views ensuring a peaceful start to each day. A further storage cupboard on the landing ensures belongings can be neatly tucked away.

The family bathroom is finished with a white three-piece suite, including a shower over the bath, crisp white splashback tiling, and a patterned vinyl floor for a modern yet practical finish. Another large storage cupboard can be found, ideal for linens or additional household items.

The home benefits from gas central heating, with a new boiler installed in January 2023, and double glazing throughout, with the exception of the upper landing window. There is also provision in place for an electric vehicle charger-an excellent bonus for future-proofed living.

Externally, the property enjoys a private garden area laid to lawn, along with a well-kept shared garden space. An allocated parking space is provided, along with ample on-street parking bays nearby, ensuring convenience for both residents and guests.

This stunning period home offers generous living space, timeless charm, and one of the most desirable outlooks in Bo'ness-early viewing is highly recommended.





Extras: Floor coverings, window fittings, light fittings, white goods and wardrobe in bedroom 2.

Location: South Philipgstone Lane is situated in the sought-after coastal town of Bo'ness, enjoying a superb elevated position with beautiful views over the Firth of Forth. Ideally placed for commuters, the property offers easy access to the M9 motorway, and Linlithgow Railway Station is just a short drive away, providing regular services to both Edinburgh and Glasgow.

Steeped in history and rich in culture, Bo'ness is home to excellent schools, health centres, a Tesco Superstore, Lidl, and a range of independent shops and local amenities.

The town also offers a wealth of recreational opportunities, including the recently refurbished Hippodrome Cinema-Scotland's oldest purpose-built picture house-the Scottish Railway Museum, and several other heritage attractions. For outdoor enthusiasts, there are nearby golf courses, a swimming pool, and an abundance of walking, running, and cycling trails.

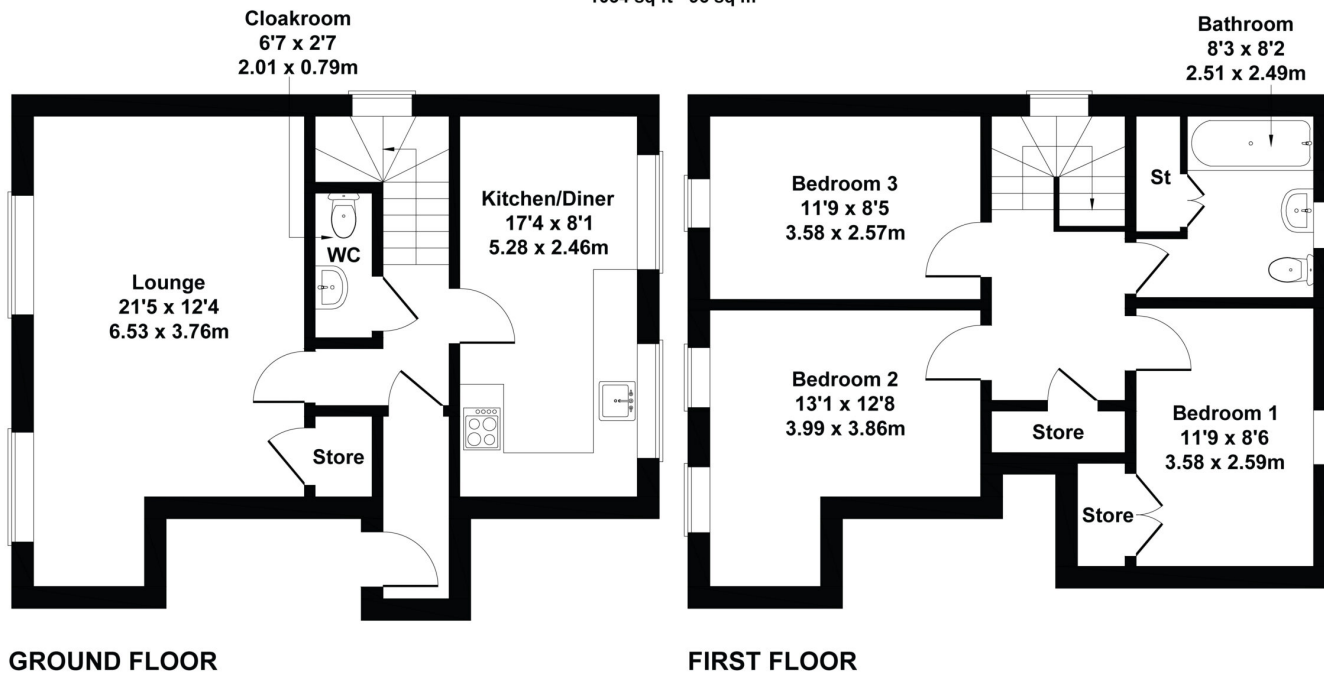
Bo'ness also caters to a variety of tastes with its welcoming cafes, pubs, restaurants, and even a local microbrewery.

With its stunning riverside scenery, woodland parks, and vibrant community, Bo'ness is a truly wonderful place to call home.



20a South Philipgstone Lane, Bo'ness

Approximate Gross Internal Area
1034 sq ft - 96 sq m



Not to Scale. Produced by The Plan Portal 2025
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