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**14 Grahamsdyke Road**  
Bo'ness, EH51 9EG

**Offers over £475,000**



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## Description

14 Grahamsdyke Road, Bo'ness

Built circa 1920 and set on a substantial plot within one of Bo'ness' most sought after locales, this remarkable residence is instantly recognisable to local residents. Steeped in history and rich in character, the property once belonged to Charles David McNay of Bridgeness Pottery and later served as the home and surgery of the town's local doctors. Today, it stands as a beautifully preserved and significantly improved family home, blending period elegance with modern comfort.

The current owners have undertaken extensive upgrades, including long term guarantees for dry rot, woodworm and damp treatment, improvements to the flat roofs, and the installation of gas central heating—ensuring peace of mind for years to come.

### Ground Floor

Entry is via a warm and welcoming hallway where the sense of grandeur is immediate. High ceilings, a sweeping staircase, and charming period details set the tone for the generously proportioned accommodation that follows. Natural light flows throughout the home, enhancing its already impressive scale.

The formal lounge is a wonderful space for entertaining. A standout feature is the elegant bay style window, adding both charm and light. The sizeable sitting room enjoys aspects to both the front and rear, with the striking turret—complete with windows—providing a unique and beautiful focal point alongside the open fire.

The spacious kitchen diner offers a wide range of storage units and complementary worktops. While it would benefit from modernisation, it provides an excellent footprint for a future contemporary upgrade. To the rear is a generous boiler room, ideal for laundry and additional storage, as

well as a convenient WC.

What was once the doctors' surgery sits just behind the formal lounge, now offering a superb space for a home office or study. Additional storage can also be found within the hallway.

### First Floor

The impressive mezzanine landing leads to a double bedroom overlooking the rear garden, along with a WC and family bathroom. Continuing to the upper landing, the main bedrooms are thoughtfully arranged.

The stunning master bedroom features bay style windows framing views towards the Firth of Forth.

The second bedroom enjoys its own turret with a charming window seat—another perfect vantage point for the estuary views.

A further double bedroom and a single bedroom, with views of the Firth of Forth currently used as a dressing room, complete the main sleeping accommodation.

A box room currently used as an art studio provides yet another excellent option for a study or nursery.

### External Grounds

The property sits proudly within mature, well established gardens. The front features a drive in/drive out driveway and a selection of mature trees, shrubs, and bushes. The generous rear garden is primarily laid to lawn and continues the theme of mature planting. Vehicular access to the rear is possible. In addition, there is a workshop plus two external storage areas, all accessible from the back garden.

Viewing is essential to fully appreciate the scale, character, and unique charm of this exceptional family home.

## Bo'ness

The expanding town of Bo'ness has amenities to meet

Tel: 01501 733200



every day needs, including schools at both Primary and Secondary levels located within walking distance. Attractions in the town include the Bo'ness & Kinneil Railway, Kinneil House, Hippodrome art deco cinema and Antonine wall. Bo'ness is also ideally placed for the commuter with major access roads allowing ease of movement outwith the area. It is also worth noting the proximity to Linlithgow, which provides additional shopping and recreational facilities and a railway station with regular services to Edinburgh, Glasgow and beyond.

### Formal Lounge Dining Room

15'8" x 14'2" (4.78 x 4.32)

### Office

14'1" x 4'11" (4.3 x 1.5)

### Sitting Room

15'6" x 14'3" (4.74 x 4.35)

### Dining Kitchen

14'7" x 11'7" (4.45 x 3.55)

### WC

5'2" x 3'7" (1.6 x 1.1)

### Boiler Room

### Master Bedroom

16'2" x 13'5" (4.93 x 4.1)

### Bedroom 1

16'4" x 14'4" (5.00 x 4.37)

### Bedroom 2

14'7" x 13'1" (4.46 x 4.00)

### Bedroom 3

11'5" x 14'7" (3.5 x 4.46)

### Bedroom 4

8'10" x 10'2" (2.7 x 3.1)

### Bathroom

9'2" x 7'10" (2.8 x 2.4)

### WC

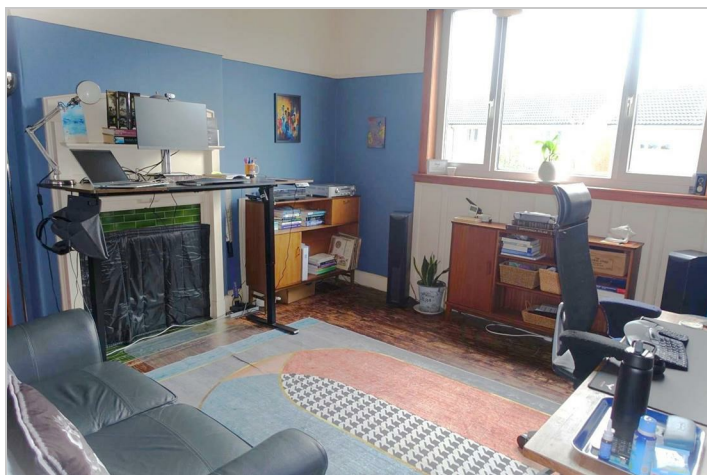
2'7" x 5'2" (0.8 x 1.6)

### Box Room / Study

9'2" x 4'11" (2.8 x 1.5)

### Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).



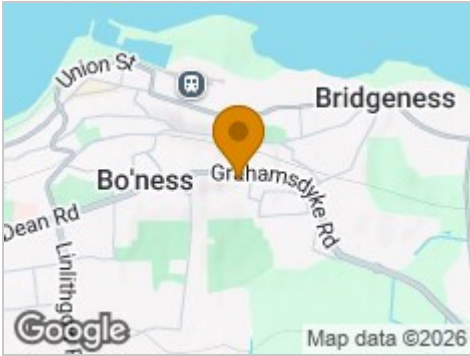
Road Map



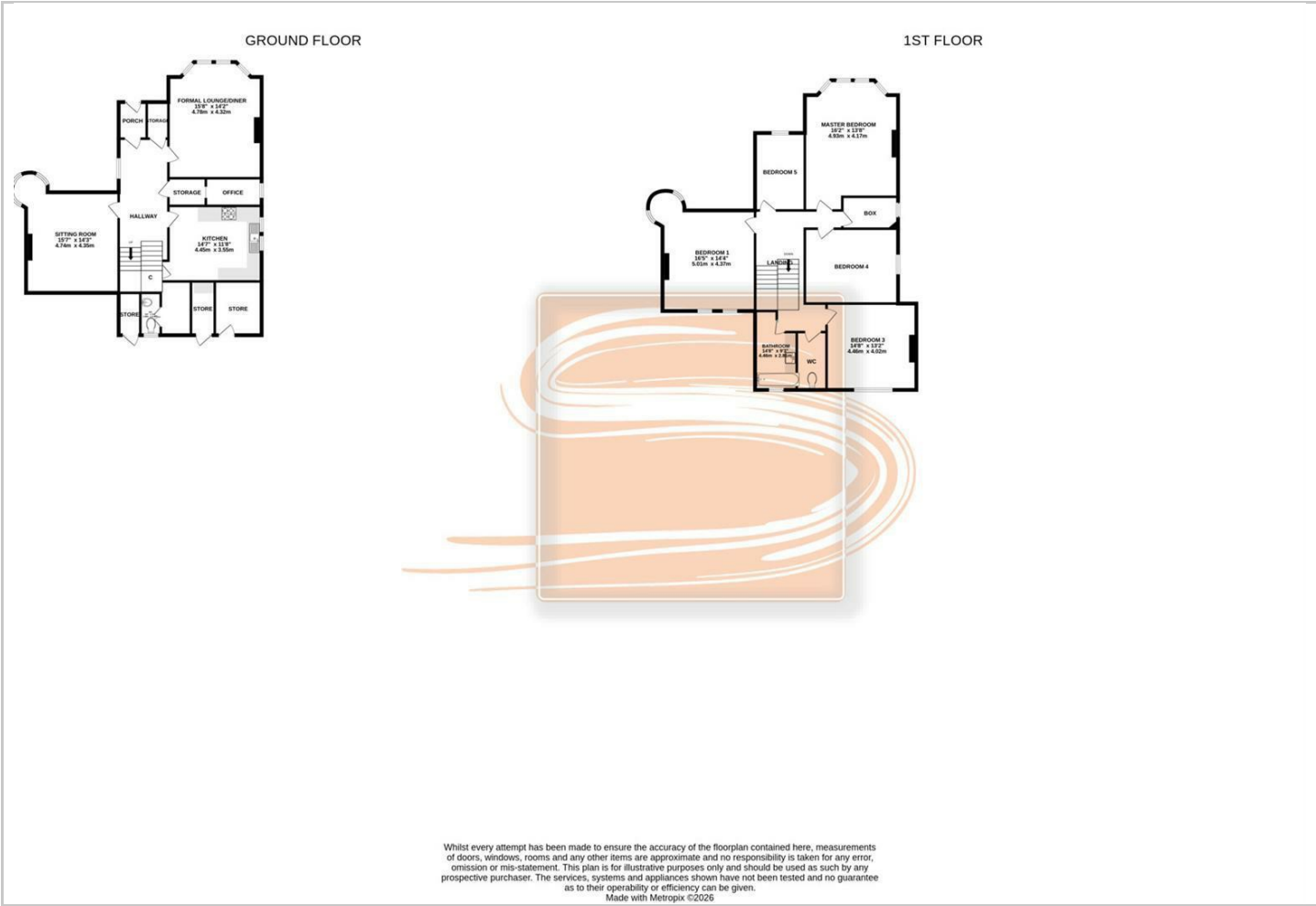
Hybrid Map



Terrain Map



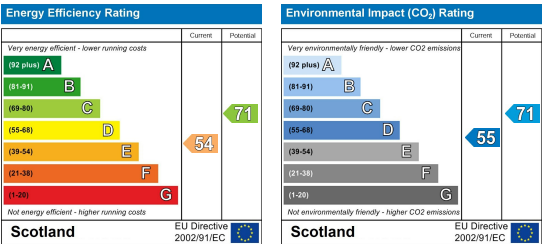
Floor Plan



Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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