



TIDINGS HILL

BO'NESS, WEST LOTHIAN







TIDINGS HILL

15A CADZOW CRESCENT, BO'NESS, WEST LOTHIAN, EH51 9AZ

Striking B Listed family home with magnificent elevated setting overlooking the Firth of Forth



Historic Arts and Crafts house by A Hunter Crawford
Semi-detached family home with an abundance of period features
Outstanding panelled drawing room with fireplace
Excellent views over the Firth of Forth
Master bedroom suite with views over the garden
Established gardens with substantial greenhouse

Kitchen/Dining Room, Drawing Room, Sitting Room, Orangery, Cloakroom,
 Pantry and Utility Room
 4 Bedrooms (1 En Suite) and Family Bathroom
 Substantial and Well Established Gardens
 Greenhouse
 Driveway

EPC = Rating TBC

About 1.69 acres

Savills Edinburgh

Wemyss House

8 Wemyss Place

Edinburgh EH3 6DH

0131 247 3738

edinburgh_countryhouses@savills.com



savills.co.uk



SITUATION

Tidings Hill is located in the heart of a conservation area in the delightful coastal town of Bo'ness and is situated in an elevated position offering stunning views across the Forth to Fife. 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 4 miles away.

The surrounding area is rich in culture and history. Hopetoun House, the House of the Binns, Linlithgow Palace and Blackness Castle are all nearby. There are excellent 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.

DESCRIPTION

Tidings Hill is substantial B Listed property built in 1908 to the design of architect A Hunter Crawford for the Denholm family of the Bo'ness-based shipping and timber business, J & J Denholm.

The property has been well maintained and upgraded in recent years and also retains a wealth of original features such as stone mullioned windows with leaded astragals, an inglenook fireplace in the drawing room and oak panelled walls. The traditional conservatory adds to the appeal of the front of the house with its separate front entrance and additional entrance through the drawing room.

The house is nicely laid out for entertaining and modern family living. The hall leads to a grand oak panelled sitting room with dining area and separate drawing room in one direction and an open plan kitchen and family room in the other. The first floor houses a master bedroom with separate bathroom and a further three bedrooms and a family bathroom. On the second floor the original servants' quarters are now used as a bedroom.

Set between two large gate piers are two wrought iron gates and a sweeping driveway which leads through a gravel parking area to the front of the house.

Tidings Hill occupies an elevated setting with tiered lawns stretching down to the southern boundary. Its extensive, beautifully landscaped gardens are predominantly lawned with an abundance of mature trees, shrubs, rhododendrons, beech hedges and planted borders leading down to an area of light woodland offering tremendous privacy and protection.

A wood chipped pathway leads down from the main house, passing two ponds, to a secret sunken garden, accessed via a stone stairway. The path forks, with the right hand fork returning to the main house and garden whilst the left hand fork continues along the southern perimeter through the woodland, leading round to the original greenhouse and raised vegetable garden.

DIRECTIONS

From Edinburgh, take the M9 west towards Stirling and exit at Junction 3, following directions for Bo'ness. Drive into the town and turn right onto Cadzow Crescent. Follow the road and as it turns left the gates to Tidings Hill are ahead on the left.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water, gas, electricity and drainage.

Local Authority & tax band

Falkirk Council tax band G.

Listings

Tidings Hill is Category B Listed.



Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

Access

15b Cadzow Crescent has a right to use the first section of driveway.

Solicitors

Veitch Solicitors and Notaries. 12 High St, Linlithgow, EH49 7AG. Tel: 01506 842 100

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

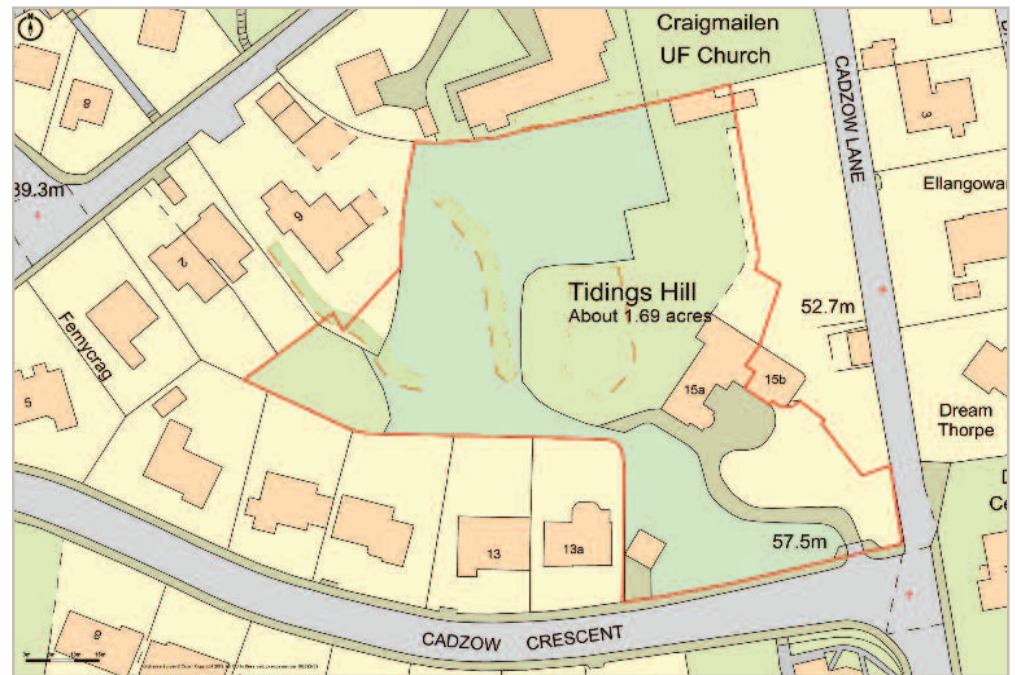
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

IMPORTANT NOTICE

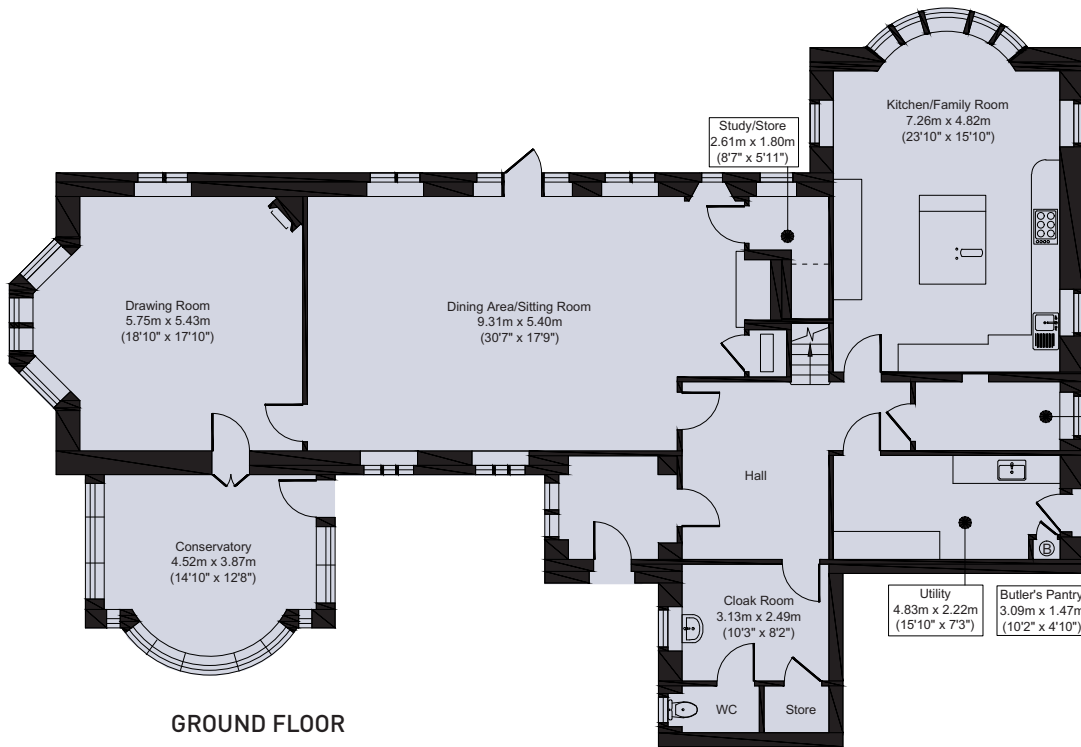
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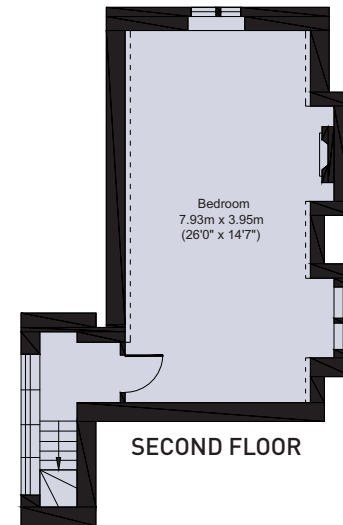
Brochure prepared September 2019 Photographs taken August 2018.



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GROUND FLOOR

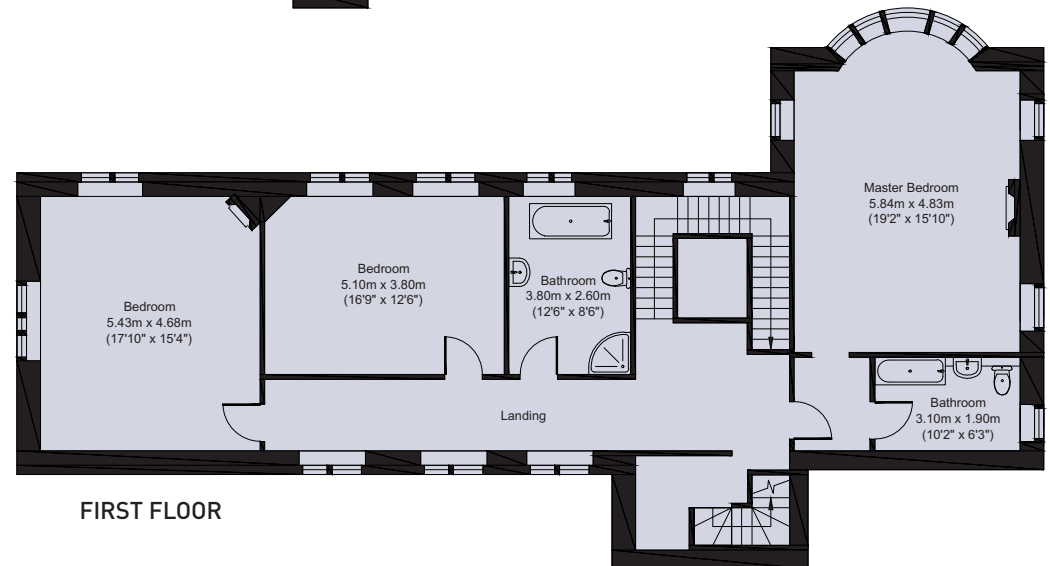


SECOND FLOOR

TIDINGS HILL

4,293 SQ FT - 399.34 SQ M

FOR IDENTIFICATION ONLY. NOT TO SCALE.



FIRST FLOOR



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