



The Hippodrome

Tesco Superstore

Bo'ness Public School/Nursery

BO'NESS

Kinneil Estate

Bo'ness Academy

Kinneil Primary School

Scotmid Co-op

Blackness Castle

A904

Deanburn Primary School

ROBERTSON HOMES  
at MEADOWSIDE

West Lothian Golf Club

A904

The Lobster Pot

Champany Inn

Mannerston Cafe & Farm Shop

M9

M9

ROUTE TO QUEENSFERRY →

M9

Linlithgow Palace

Sainsbury's

Linlithgow Station

The Bridge Inn

M&S Foodhall

LINLITHGOW

PureGym Linlithgow

Xcite Linlithgow

Linlithgow Academy

Beechraigs Country Park

# EXCEPTIONALLY CONNECTED



## LEISURE & SPORT

West Lothian Golf Club  
2 mins drive | 1.1 miles

Bo'ness Foreshore  
30 mins walk | 1.6 miles

PureGym Linlithgow  
7 mins drive | 2.7 miles

Xcite Linlithgow  
7 mins drive | 3 miles

Beebraigs Country Park  
10 mins walk | 4.2 miles



## AMENITIES & TRANSPORT

Petrol Station  
2 mins drive | 0.8 miles

Kinneil Medical Practice  
2 mins drive | 1 mile

Linlithgow Train Station  
7 mins drive | 2.7 miles  
16 mins train to Edinburgh

Polmont Train Station  
12 mins drive | 5.9 miles

Edinburgh Airport  
20 mins drive | 13.6 miles



## SHOPS

Scotmid Co-op  
13 mins walk | 0.6 miles

Tesco Superstore  
5 mins drive | 1.7 miles

M&S Foodhall  
7 mins drive | 2.7 miles

Sainsbury's  
7 mins drive | 2.8 miles

Mannerston Cafe & Farm Shop  
9 mins drive | 4.6 miles



## SCHOOLS

Deanburn Primary School  
12 mins walk/3 mins drive | 0.5 miles

Kinneil Primary School  
19 mins walk | 0.9 miles

Bo'ness Academy  
20 mins walk | 1 mile

Bo'ness Public School/Nursery  
25 mins walk | 1.2 miles

Linlithgow Academy  
6 mins drive | 2.5 miles

*\*Distances/times are approximate and may vary by traffic/service.*

