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25 The Loan, Torphichen, EH48 4NF

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The Loan, Torphichen



Enjoying a quiet semi-rural setting in sought-after Torphichen this four/five-bedroom detached property boasting an east and west-facing orientation, driveway, garage, and a substantial rear garden presents a rare opportunity for an enviable family home.

Thoughtfully designed with a generous and adaptable 2031 sq.ft layout, the well-presented accommodation featuring newly installed double glazing and insulation, includes an impressive dual-aspect living/dining room leading to the rear garden and alfresco area; a spectacular contemporary kitchen; a light-filled and versatile family room; five bedrooms, one currently accommodating a home office; a design-led bathroom and shower room; peaceful home office and a WC.

Ideally situated in this scenic conservation village, the property is minutes from local schooling, a popular pub, and a post office.

What's special about this house

- Extremely spacious and bright dual-aspect living/dining room with patio doors leading to the rear garden and alfresco area. Featuring a log-burning stove nestled under an oak mantle, a neutral décor, and wood-inspired flooring it exudes warmth and comfort.
- Spectacular kitchen opening to the rear garden and adjoining the living/dining room. Neutral wall and floor units are complemented by smooth worktops in a natural hue, chic herringbone flooring and a breakfast bar. High-spec integrated appliances include a slanted extractor hood, gas hob, eye-level grill and oven.
- Versatile family room bathed in plentiful natural light.
- Four light and airy double bedrooms each with a tasteful interior décor. One further bedroom/home office.
- Beautifully landscaped flowering borders, slabs paving, decorative stones, mature fruit trees, raised beds, and hedging. Gardeners will love the inclusion of a greenhouse.
- Driveway and garage with electric vehicle charging point.
- The bustling towns of Bathgate and Linlithgow offer a variety of amenities along with transport links to Edinburgh and Glasgow.









Location and Amenities

- Catchment for Torphichen Primary School and Linlithgow Academy.
- A peaceful and rural residential setting but with close proximity to the vibrant West Lothian towns of Bathgate and Linlithgow which are a five-minute drive or easily reached by bus.
- Bathgate and Linlithgow both boast a variety of stores, supermarkets, bars, and restaurants.
- Ideal commuter location near to the M8 with easy access to Edinburgh (24 miles) and Glasgow (31 miles).
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 10-minute drive.
- Edinburgh International Airport is just 19 miles away from the property.
- Scenic green spaces on the doorstep including Lochcote Reservoir and Beecraigs Country Park.

“In sought-after Torphichen, this four/five-bedroom detached home features a garage, large garden, modern kitchen, and home office, near amenities and nature.”

Home Report valuation	£515,000
Internal floor area	189m ²
School catchment	Torphichen Primary School and Linlithgow Academy
EPC Rating	Band C
Council tax band	Band G
Train station	Bathgate Train Station

Extras

All floor coverings, all light fittings, all blinds, all curtains, oven/hob, dishwasher, washing machine, fridge, freezer, garden hut, greenhouse, and three log/bin stores are included.

Ground Floor / First Floor



Dimensions

Ground Floor

Lounge/Diner	7.90m x 5.92m
Kitchen (1)	3.45m x 2.98m
Kitchen (2)	3.45m x 2.91m
Family Room	4.33m x 2.82m
WC	1.64m x 1.01m
Double Garage	6.60m x 2.82m

First Floor

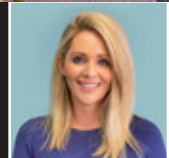
Bedroom (1)	5.08m x 2.82m
Bedroom (2)	4.34m x 2.98m
Bedroom (3)	4.92m x 3.96m
Bedroom (4)	3.13m x 2.98m
Office/Bedroom (5)	3.56m x 1.98m
Bathroom (1)	2.98m x 1.91m
Bathroom (2)	2.29m x 1.98m

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Pioneers in Property



Natasha Fontaine
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.