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9 Bowyett, Torphichen, EH48 4LZ

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9 Bowyett, Torphichen

This delightful three-bedroom terraced home located in the conservation village of Torphichen offers a spacious layout and a south-facing garden making it an attractive option for a wide range of buyers.

Bright and airy throughout, the property features a dual-aspect lounge filled with natural light; a bright and well-planned kitchen with direct access to the rear garden; and three double bedrooms, each featuring plush carpeting and a calm colour palette. A stylish family bathroom completes the interior.

Situated peacefully in this historic village, 9 Bowyett offers easy access to local amenities, including the primary school, a traditional pub dating back to 1872, an active parish church, and a village green and play park. Nature lovers will appreciate the proximity to the scenic Torphichen Hills, as well as to Beecraigs and Muiravonside Country Parks.

What's special about this house

- Three-bedroom terraced home enjoying an idyllic village setting and a south-facing rear garden.
- Bright dual-aspect lounge with a large south-facing picture window flooding it with natural light and offering rear garden views. With a generous footprint, plush carpeting, and a living flame fireplace nestled in an oak mantle it exudes comfort.
- Good-sized south-facing kitchen with rear garden access. L-shaped in design to open the space it boasts beech-effect base units, black worktops, and an integrated gas hob and oven. A generous built-in cupboard offers further storage.
- Peaceful south-facing principal double bedroom with partially mirrored built-in wardrobes, soft carpeting, and a soothing neutral décor.
- The property has large indoor storage spaces including cupboards, under stair and loft space as well as an outside shed and secure store.
- Covered porch and sheltered south facing rear garden creates an ideal suntrap.
- On-street parking to the rear.
- Tranquil semi-rural location surrounded by open countryside.
- The nearby towns of Bathgate and Linlithgow offer various amenities and transport links to Edinburgh and Glasgow.



Location and Amenities

- Catchment for Torphichen Primary School and the highly regarded Linlithgow Academy
- A peaceful and rural conservation village setting but with close proximity to the vibrant West Lothian towns of Bathgate (2.6 miles) and Linlithgow (4.5 miles) which are less than a ten-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 15 miles away from the property
- Scenic green spaces on the doorstep including Muiravonside and Beeccraigs Country Park
- A short distance from family-friendly recreational activities such as Xcite Leisure Centre, Five Sisters Zoo, and Almond Valley Heritage Centre
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (8 miles via the M8)



Dimensions:

Ground Floor –

Lounge	5.91 x 3.35m
Kitchen	3.35 x 2.78m

First Floor –

Bedroom 1	3.39 x 3.35m
Bedroom 2	3.70 x 3.35m
Bedroom 3	3.35 x 2.09m
Bathroom	2.80 x 1.70m

Extras

All floor coverings, light fittings, fireplace and mantle, and oven/hob are included.

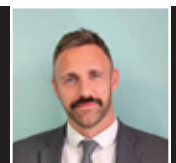
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

“Three-bedroom terraced home enjoying an idyllic village setting and a south-facing garden.”

Home Report valuation	£170,000
Internal floor area	89m ²
School catchment	Torphichen Primary School & Linlithgow Academy
Council tax band	Band B
EPC band	Band C
Train station	Bathgate and Linlithgow

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Pioneers in Property



Steven Irvine
Property Manager