

**Broomparkwell Cottage,
Westfield Road,
Torphichen, EH48 4NL
Fixed Price £450,000**

Our Client is Willing to Negotiate on Price

Caesar & Howie
The Central Scotland Law Group



This is a superb opportunity to purchase a very substantial detached bungalow, which has been formed from three former C listed cottages (Circa 1812) and converted in 1989. The property is set in a semi rural location, yet is ideally placed for commuting within Central Scotland. It enjoys a great deal of privacy and has large attractive gardens to the rear. A courtyard provides ample parking for several cars and the accommodation is of a flexible nature. The village with its local amenities is only a short driveway. Internal inspection is a must to fully appreciate this property.

- Entrance Hall Leading to Main Corridor
- Kitchen/Family Room
- Dining Room
- Four Bedrooms (3 En-Suite)
- Electric Heating
- Alarm
- Large Lounge
- Utility
- W.C and Cloaks
- Triple Garage
- Double Glazing
- Gardens

Caesar & Howie Solicitors, 29 George Street, Bathgate, EH48 1PG
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Entrance Hall	24'0" x 8'0"	The property is entered from a timber/glazed door to the front. This area has a large walk-in cloaks cupboard, radiator and access to main bedroom corridor. The corridor has windows facing into the courtyard and provides access to bedrooms and lounge.
Cloaks	9'6" x 5'0"	Ideal cloaks storage and alarm system located here.
W.C.		Fitted with two piece white suite, window to side and panel radiator.
Lounge	26'0" x 23'3"	An impressive formal lounge, with feature bay window to front with open outlook, large feature open fireplace and patio doors to the rear garden. The room has two radiators, ceiling spotlights and fitted wall lights. A great room for entertaining in.
Dining Room	17'7" x 14'10"	A spacious family dining room, with feature fireplace, ceiling beams, sanded wooden floor, display alcove and one radiator. Window to front and rear. Access to kitchen area.
Kitchen/ Family Room	21'5" x 16'6"	A large open plan everyday family room, with a range of fitted units, integrated appliances and ample breakfasting area. Feature solid fuel stove/fireplace, ceiling beams, stable type door and full length window to rear with open outlook. Tiled floor. Integrated double oven, hob and fridge. Telephone. Floored attic area above.
Utility	11'5" x 5'5"	A general purpose room, with fitted units, sink/drainers, window to front and appliances include: fridge, freezer, dishwasher, washing machine and tumble drier.
Bedroom 1	19'5" x 13'0" overall	Large master bedroom, with full length window to the rear, window to side, radiator and walk-in dressing room and storage area.
En-Suite Bathroom	13'9" x 6'5"	Fitted with a four piece coloured suite, including large corner bath. Radiator and window to rear.

Bedroom 2	18'0" x 13'4"	This large double room is currently used as a sitting room, though will be equally suited as a bedroom. It has a window overlooking farmland to the side, has a built-in wardrobe and one radiator.
En-Suite	11'5" x 5'0"	This room has a three piece coloured shower room suite, panel heater, shaver point and window to the rear.
Bedroom 3	L shaped 18'4" x 12'4" x 6'6"	With a window overlooking the rear garden, this bedroom has a radiator and access to en-suite.
En-Suite	9'10" x 5'5"	Fitted with a three piece coloured suite, comprising bath, W.C. and wash hand basin. Tap shower. Panel radiator.
Bedroom 4	18'5" x 8'2"	A well proportioned room, with window to the rear. Radiator.
Garage		Triple garage with up and over doors accessed from the courtyard.
Drainage		Septic tank nearby.
Parking		Ample parking is provided from the courtyard area.
Gardens		The property has large gardens, which are mainly to the rear. Large area of lawn, pathways, borders, screening trees, Greenhouse and raised fish pond. Paved area to side for drying purposes and storage.
Extras		All fitted carpets, blinds, curtains, hob, oven, fridge, freezer, dishwasher, tumble drier and greenhouse. Other extras may be available.
Council Tax		Band H
Viewing		Strictly by appointment through Caesar & Howie on 01506 815915 or email jp@caesar-howie.co.uk
Offers		Please submit to:- The Property and Mortgage Centre, Caesar & Howie, 29 George Street, Bathgate, EH48 1PG.





Whilst the above particulars are believed to be correct they are not warranted and do not form or constitute part of any contract.

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