



ACHNACRAIG, BROOMPARK

Torphichen, West Lothian, EH48 4NL



2

Public Room



5

Bedrooms



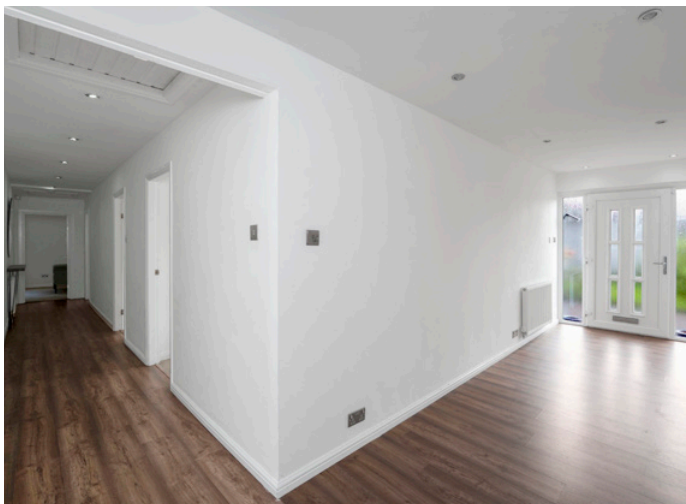
2

Bathroom



ACHNACRAIG, BROOMPARK

Excellently presented in turn-key condition, this exceptionally spacious detached bungalow combines contemporary style with comfortable family living, all with a peaceful village setting less than an hour's drive from central Edinburgh. Inside, five bedrooms with built-in storage are complemented by a principal en-suite shower room and a four-piece family bathroom, while two sun-filled reception rooms open directly onto the gardens. The impressive living/dining room extends outside through bi-fold doors and also flows seamlessly into a sleek integrated kitchen with a breakfast area and utility room. Outside, the wraparound gardens create an idyllic backdrop, bordered by mature woodland, with decked seating areas and even a bar for hosting friends and family. The desirable home is completed by ample private parking, including a triple garage and a large driveway.



C

EPC
RATING

F

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Picturesque village setting
- Outstanding move-in ready family home
- Generous detached bungalow with stylish, understated décor
- Bright reception hall with storage
- Impressive sun-filled living/dining room with bi-folds to the garden
- Integrated kitchen with breakfast area and utility room (with external access)
- Bright and versatile family room with garden access
- Principal suite with storage and shower room
- Four further bedrooms with storage (study option)
- Family bathroom with bath and separate shower
- Wraparound gardens featuring a garden bar
- Private driveway
- Detached single and double garages





Extras: All fitted floor and window coverings and light fittings are included.















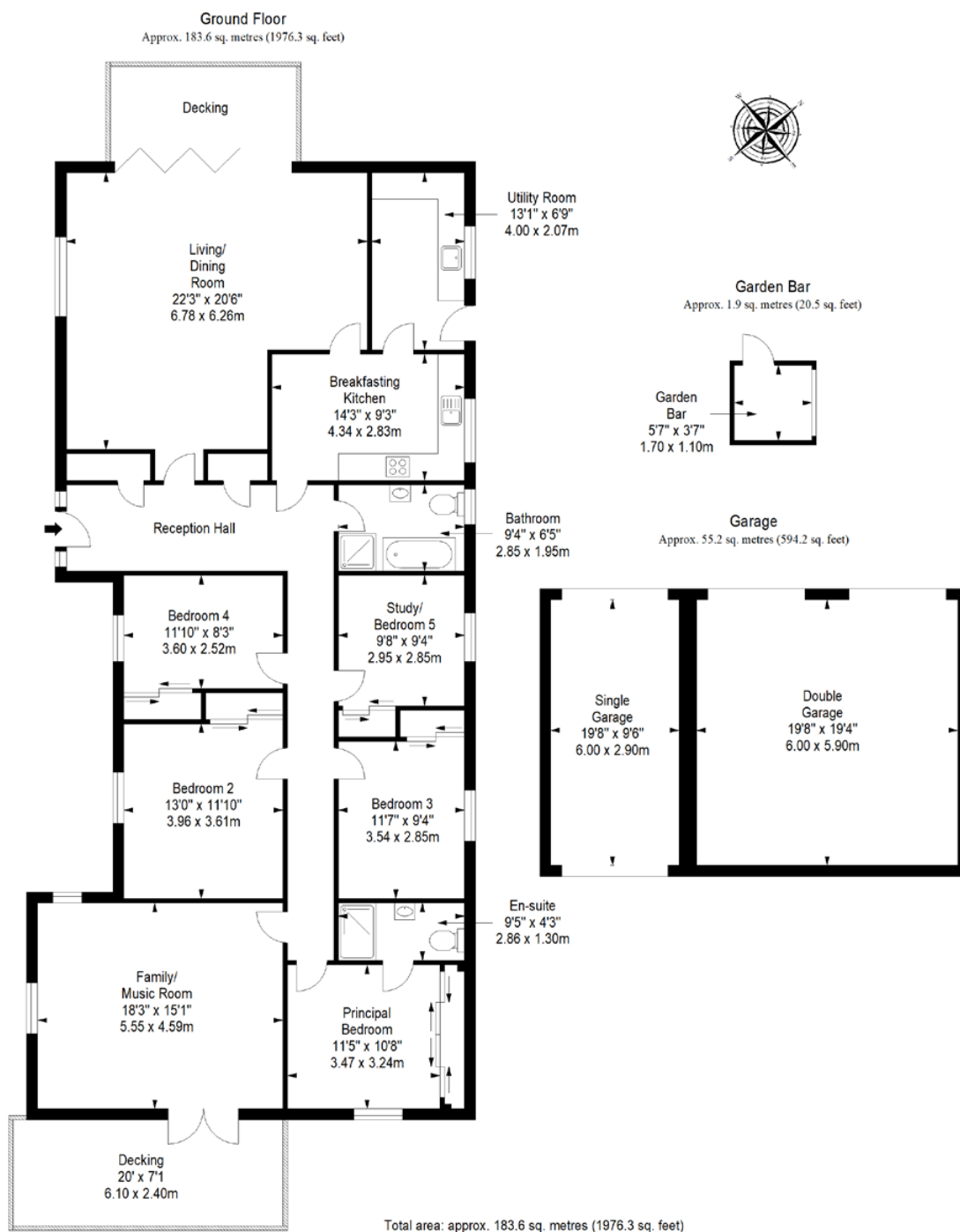
TORPHICHEN

Steeped in history and offering a strong sense of community, the peaceful village of Torphichen is centred on its historic square, home to the Kirk, Torphichen Inn, village shop, and Post Office. The well-regarded Torphichen School provides primary education, while nursery and secondary schooling are available in nearby Linlithgow and Bathgate.

Bathgate and Livingston further enhance the area with excellent shopping, leisure, and sporting facilities. Commuting is straightforward thanks to high-speed rail services and park-and-ride options from Bathgate, together with easy access to the motorway network. Edinburgh Airport is only around 30 minutes away, providing swift national and international connections.

For outdoor enthusiasts, the surrounding landscape offers abundant opportunities for recreation, from the Bathgate Hills to the Pentlands. Closer to home, three beautiful country parks – Muiravonside, Polkemmet, and Beecraigs – provide scenic settings for walking, cycling, and family days out.

FLOORPLAN



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