



DESCRIPTION

Beautiful period villa in the heart of Torphichen

Set in the heart of the picturesque conservation village of Torphichen, this immaculately presented three-bedroom upper villa combines period charm with modern style. Featuring high ceilings, elegant detailing, and a stunning south-west-facing private garden, the property offers a spacious living room, a modern breakfasting kitchen, three bright bedrooms, and a stylish family bathroom. Ideally located within walking distance of local amenities, 9 The Square is the perfect move-in-ready home for families, couples, or downsizers.

Key Features:

- Spacious living room with sash-and-case windows, intricate cornicing, and cast-iron fireplace
- Contemporary breakfasting kitchen with bespoke units and integrated appliances.
- Three light and airy bedrooms with modern decor

The property comprises of:

- Welcoming hallway with generous storage cupboard
- Modern family bathroom with shower over bath and floor-to-ceiling tiling
- Spacious lounge/diner – the hub of the home with a cosy, family feel
- Contemporary fitted kitchen with integrated appliances
- Three bedrooms: bright primary overlooking rear garden, good-sized second, and versatile third with fitted wardrobes
- Shared outdoor space and private rear garage

Viewings by appointment with Gibson Estate Agents.



Location

Torphichen is a small, historic village in West Lothian, located just north of Bathgate. It offers a rural lifestyle without feeling isolated. One of its main selling points is its position almost exactly between Edinburgh and Glasgow, making it ideal for people who want countryside living but still need access to city work or amenities. The M8 motorway is less than 15 minutes away. The village lies within the catchment area of well-regarded local schools, including Torphichen Primary and Bathgate Academy, both rated positively by West Lothian Council. Commuters, hybrid workers and families find that Torphichen offers space and serenity, without sacrificing accessibility.

