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4 Park View, Westfield

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Nestled in Westfield village between Bathgate and Linlithgow, this four-bedroom detached home boasts a spacious, light-filled interior, a wraparound garden, and easy access to amenities and transport. Features include a south-facing living room, a contemporary dining kitchen with French doors to the alfresco area, a versatile dining room or family room, a principal double bedroom with an en-suite bathroom, three additional double bedrooms, a home office, a ground floor WC, and a modern family shower room. The property also offers ample off-street parking with a gravel driveway. It's conveniently located near Westfield Primary School, Armadale and Bathgate Train Station, Torphichen village, and various green spaces like Beecraigs, Muiravonside, and Polkemmet Country Parks, as well as the historic Avon River walk passing the Westfield Viaduct.

What's special about this house

- The dual-aspect living room provides stunning views of the front garden and rolling countryside.
- Contemporary dining kitchen is a stylish and functional hub with elegant French doors leading to the alfresco area.
- The west-facing dining room serves as a flexible space for a family room or office, catering to various needs.
- The principal double bedroom is beautifully designed, featuring a serene deep green palette and an en-suite bathroom.
- The first floor offers additional rooms, making it adaptable for various family requirements, such as an extra bedroom or office.
- The wraparound garden is a tranquil oasis with established trees, a charming alfresco dining area, and picturesque countryside views, perfect for relaxation and entertainment.
- The property includes a gravel driveway that provides ample off-street parking.









Location and Amenities

- A semi-rural village setting nestled between the vibrant West Lothian towns of Bathgate and Linlithgow which are both a short drive.
- 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 (26 miles) and Glasgow (30 miles).
- Scenic green spaces on the doorstep including Muiravonside, Beecraigs, and Polkemmet Country Parks along with the Avon River walk.
- A short distance from recreational activities such as Xcite Leisure Centre, Linlithgow Palace, and Bathgate Golf Club.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (11 miles via the M8).

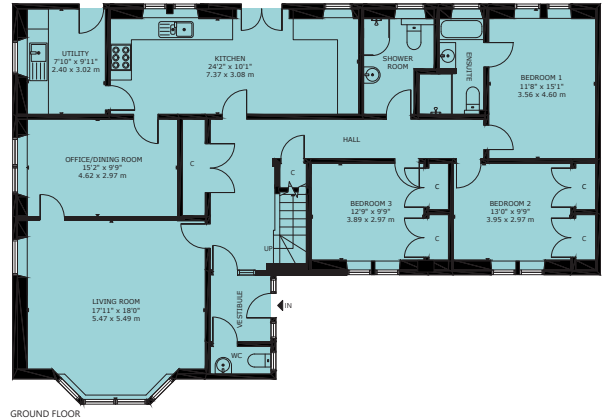
“Where the countryside meets comfort, this home is a sanctuary for families to grow, unwind, and create cherished memories.”

Home Report valuation	£450,000
Internal floor area	224m ²
School catchment	Westfield Primary School Linlithgow Academy
EPC Rating	Band C
Council tax band	Band F
Train station	Armadale Train Station Bathgate Train Station

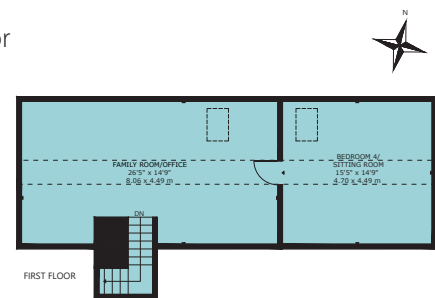
Extras

All floor coverings, light fittings, blinds, and a timber garden shed are included.

Ground Floor



First Floor



Dimensions

Ground Floor

Living Room	5.47m x 5.49m
Office/Dining Room	2.97m x 4.62m
Kitchen	3.08m x 7.37m
Bedroom 1	3.56m x 4.60m
Bedroom 2	2.97m x 3.95m
Bedroom 3	2.97m x 3.89m

First Floor

Family Room/Office	4.49m x 8.06m
Bedroom 4/Sitting Room	4.70m x 4.49m

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Pioneers in Property



Gillian Greenwell
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.