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The Millhouse, 3 Wallhouse Farm Steading,  
Torphichen EH48 4PG

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# 3

## Wallhouse Farm Steading, Torphichen



**Quietly situated on the edge of the picturesque conservation village of Torphichen, this exceptional stone-built semi-detached three/four bedroom residence is characterised by sophisticated interiors, high-quality specifications, and luxurious finishes to create an outstanding family home.**

Nestled in a landscaped garden and forming part of a small exclusive farm steading development, three elegant double bedrooms, a stunning private balcony, a spectacular lounge and open dining kitchen; a cosy sitting room; versatile study or fourth bedroom and a design-led family bathroom.

Torphichen offers a lovely community, local schooling, a traditional pub dating back to 1872, an active parish church, and a post office. The nearby Torphichen Hills and other green spaces, such as Beecraigs, Muiravonside, and Polkemmet Country Parks, provide ample opportunities for outdoor exploration.

### What's special about this house

- A light-filled lounge offers a spectacular dual-aspect view of the gardens and access through sliding patio doors. The sophisticated interior design enhanced by a skylight, includes plush carpeting, a statement accent wall with bespoke shelving, and a cosy log-burning stove.
- The stunning dining kitchen, adjoining the hall and lounge, is ideal for family life and entertaining, with handcrafted cabinetry in soft blue and cream, marble worktops, a kitchen island with additional seating, and high-spec integrated appliances including an AEG induction hob, extractor hood, eye-level grill, and oven.
- The principal double bedroom boasts a south-west-facing balcony with countryside views, a stylish décor with striking wall panelling, built-in wardrobes, and a well-appointed en-suite shower room with a WC and washbasin built into vanity.
- The meticulously landscaped enclosed gardens offer a breathtaking countryside backdrop. Set behind mature hedging and boasting a manicured lawn and sandstone paving, it is an idyllic haven for friends and family to enjoy.
- An exclusive small development on a no-through road, with an enviable rural setting yet close to Torphichen village and within easy reach of Bathgate and Linlithgow for additional amenities and transport links to Edinburgh and Glasgow.

















# Location and Amenities

- A peaceful and rural residential setting but with close proximity to the vibrant West Lothian towns of Bathgate and Linlithgow which are a five-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 & M9
- 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, Beecraigs, and Polkemmet Country Parks
- A short distance from Xcite Leisure Centre

*“Discover luxury in this exquisite three/four bedroom stone-built home in picturesque Torphichen, featuring sophisticated interiors and a private balcony.”*

Home Report valuation	£500,000
Internal floor area	188m <sup>2</sup>
School catchment	Torphichen Primary School, Linlithgow Academy
EPC Rating	Band C
Council tax band	Band G
Train station	Linlithgow Railway Station, Bathgate Railway Station, Armadale Railway Station

## Extras

All floor coverings, all light fittings, all blinds, all curtains, integrated oven/hob, dishwasher, washing machine, fridge/freezer, microwave, a tumble dryer, a hot tub and chiminea are included.

## Ground Floor / First Floor



## Dimensions

### Ground Floor

Living Room	5.88m x 5.00m
Kitchen/Diner	6.81m x 5.10m
Sitting Room	5.68m x 2.46m
Study/Gym	3.93m x 2.78m
Bathroom	2.78m x 2.03m

### First Floor

Bedroom (1)	4.38m x 3.53m
Ensuite	2.30m x 1.64m
Balcony	3.70m x 3.13m
Bedroom (2)	4.64m x 2.49m
Bedroom (3)	4.64m x 2.48m
Shower Room	2.06m x 1.44m

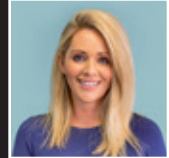


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**Natasha Fontaine**  
Property Manager

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