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Cathlaw House, Torphichen, EH48 4NW

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Cathlaw House, Torphichen



Occupying the first floor of a converted 18th-century B-listed mansion, set within mature shared grounds near the Bathgate Hills, this rarely available two-bedroom apartment in the village of Torphichen offers a unique blend of character, charm, and comfort.

Bright and airy throughout, with generous proportions and far-reaching countryside views, the property boasts a spacious and elegant living room flooded with natural light, a kitchen, and two impressive double bedrooms. A well-appointed bathroom completes the accommodation.

Peacefully positioned yet conveniently close to local amenities including a primary school, traditional pub, and active church, this is a home not to be missed.

What's special about this house

- Two-bedroom apartment in a highly desirable B-listed 18th-century converted mansion enjoying a peaceful rural setting in the Bathgate Hills to the east of Torphichen Village.
- Spacious living room flooded with natural light thanks to south-east-facing windows framed by working shutters. Exuding an ambience of relaxed elegance, it boasts wall finishes in a soft natural hue, plush carpeting and an original oak mantelpiece. High ceilings add to the sense of space and grandeur.
- Kitchen showcasing grey wall and floor units, wood-effect worktops and integrated appliances that include a hob, oven, and extractor hood.
- Stunning south-east-facing principal double bedroom enjoying a delightful open countryside aspect thanks to twin windows which also ensure plentiful natural light. With generous proportions, carpeting and a serene colour palette, it is a delightful retreat.
- Extensive shared mature grounds comprising of well-established lawn and trees.
- Residents' parking.
- Tranquil rural location surrounded by open countryside.
- Within easy reach of Torphichen Village with its pub and primary school. The bustling towns of Bathgate and Linlithgow are just a short drive offering a variety of amenities along with transport links to Edinburgh and Glasgow.



Location and Amenities

- Catchment for Torphichen Primary School and the highly regarded Linlithgow Academy.
- A peaceful and rural setting but with close proximity to the vibrant West Lothian towns of Bathgate (3 miles) and Linlithgow (3.5 miles) which are less than a ten-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 with easy access to Edinburgh (21 miles) and Glasgow (31 miles).
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 10-minute drive.
- Edinburgh International Airport is just 14 miles away.
- Surrounded by beautiful countryside, with scenic walks nearby in the Bathgate Hills as well as at Beecraigs Country Park.
- Enjoying a semi-rural lifestyle while remaining close to all essential amenities.

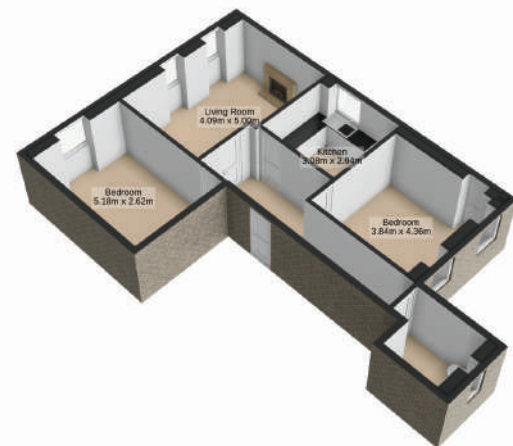
“This two-bedroom apartment benefits from a semi-rural location yet close to local amenities”

Home Report valuation	£220,000
Internal floor area	82m ²
School catchment	Torphichen Primary School Linlithgow Academy
Council tax band	E
EPC Rating	C
Train station	Bathgate 3.2 miles Linlithgow 4.3 miles

GROUND FLOOR



Ground Floor



Dimensions

Living Room	5.00 x 4.09m
Kitchen	3.08 x 2.94m
Bedroom 1	4.36 x 3.84m
Bedroom 2	5.18 x 2.62m
Bathroom	2.77 x 2.22m

Extras

All floor coverings, main downlights, blinds in the bathroom, curtains in the front bedroom, oven/hob, dishwasher, washing machine, and fridge/freezer included

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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George McKillen
Sales Manager