

SAMARI, BROOMPARK, TORPHICHEN



Five bedroomed family residence with the wow factor



SATNAV
EH48 4NL

Helping you to locate the finest property



At Turpie & Co, we have always believed that selling fine homes requires a special approach - one that is centred on understanding people and property. It's about helping you to find the right property for your lifestyle, giving you the information you need to gain an impression of what it's really like to live in a particular house and in a particular location.

It's a highly individual way of selling fine houses; it's why we call such properties 'Turpie Prestige'. The name also reflects our commitment to providing you with the highest levels of service: all 'Turpie Prestige' are personally handled with discretion and care by one of our directors.

Samari is a fine contemporary country house that has been expertly designed to offer the best of country living – right at the heart of Scotland, in Torphichen (between Linlithgow and Bathgate). It is a house that has been carefully thought out for all occasions – from private to social – and it's part of our 'Turpie Prestige' portfolio.

We welcome your enquiries at all times and look forward to speaking to you -whether you simply want to find out more about Samari or wish to arrange a viewing.



Key features:

- Vaulted open plan living room opening to stunning covered timber deck
- Five bedrooms, master with dressing room and en-suite
- German kitchen with Dekton worktops and integrated Neff appliances
- Surrounding grounds comprise lawns, paved patios, landscaping and mature trees
- Catchment for Linlithgow Academy
- Picturesque conservation village location within commuting distance of Edinburgh and Glasgow
- Off street parking for several vehicles, EV charge point
- Double garage with automatic doors
- Bathgate Hills and Beecraigs Country Park are close by



Five bedroomed family residence with the wow factor



Located at the top of a small cluster of beautiful residences within the conservation village of Torphichen, "Samari" is a unique family home which genuinely boasts the coveted wow factor. Not just for show but for truly living a warm and homely family life, it's ready to move in and start creating memories of an incredible lifestyle.

Stunning social areas full of character both indoors and outdoors, extremely generous accommodation, and tastefully finished with some recent upgrades, all put "Samari" in a class of its own.

The village of Torphichen is steeped in history and sits in the heart of Scotland between the towns of Bathgate and Linlithgow. Both are thriving communities with plenty of social and leisure opportunities for all ages, and are very well connected to Glasgow and Edinburgh via rail and road. The village itself has a primary school and local conveniences, and is surrounded by hills and beautiful countryside.



Where life is shared and memories made

Approached via a private lane, "Samari" presents an open and welcoming front aspect. It nestles sympathetically on the contours of its plot with a backdrop of mature trees, a design which belies the sheer space that the home offers once you step inside.



The heart of the home truly sets it apart - a stunning vaulted open plan living and dining room around which the rest of the accommodation is arranged. This is the

gathering hub where life is shared and memories made. The vaulted ceiling is finished with warm timber boards, while natural light floods in from high skylights as well as the full-width glazed bi-fold doors. It has a depth of character and wonderful sense of spaciousness. There is a wood-burning stove for extra warmth and switching up the cosy ambience on cooler days.



Opening the bi-fold doors, the barrier between indoors and the outside melts away as you step into an extraordinary outdoors living and entertaining area. A timber deck, covered overhead and glazed on one side, is set up for enjoying the outdoors all year round. It is spacious enough to count as another living room, and is fitted with atmospheric lighting to enjoy long evenings surrounded by natural the environment here. As the current owner says, "Friends always seem to suggest coming to our place for parties!" The slope of the land from the rear of the house means there is an elevated view from the deck across the garden and into the copse of elegant pine trees which populate the slope to the rear border of the property.



A sense of well-being and peace

The décor throughout has been chosen to complement the natural environment that this home celebrates and draws from so beautifully. All doors are solid oak, and the flooring is engineered wood throughout most public rooms, with tiled kitchen, laundry and bathrooms. The walls are light in shades of white to keep the focus to the colours of nature, with the gardens visible from all rooms of the house. There is a sense of wellbeing and peace.



The sumptuous master suite has its own entry way off the living area. It comprises a dressing room with fitted wardrobes, and a luxury bathroom. The bedroom itself can be opened via sliding patio doors onto the main deck. There is another room above the master suite, accessed via a built-in loft ladder. It is currently used for storage, but is a finished room with power, light, radiator and a tilt and turn window, so has potential to be turned into even more accommodation if required.



Creative garden spaces

The landscaped grounds surround the house on all sides and extend to around one acre. There are two paved patios, one of which is enclosed by a low fence installed by the current owners to create a safe space for the dogs. There is plenty of space for whatever your interests and stage in life, from children's play equipment, a kitchen garden, ball games – there is no limit to



the potential in the garden. There is a handy storage cellar underneath the property.

The wooded area beyond the rear fence is part of the property too, creating a buffer that is a natural haven. The rest of the grounds are lawn, landscaped with plantings and mature trees. The drive has been resurfaced in recent years and has space for several vehicles. There is a double garage with automatic doors and access to the inside of the house, and an EV charge point.



Location and Amenities

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- Close proximity to the motorway networks gives easy access to Edinburgh (26 miles) Glasgow (30 miles) and Stirling (20 miles)
- The nearby towns of Linlithgow and Bathgate offer all local conveniences including excellent restaurants and takeaways, social clubs and activities
- Mainline rail connections to Edinburgh and Glasgow from Bathgate station (3.3 miles)
- National and international flights from Edinburgh Airport – 14.9 miles away
- Beecraigs Country Park is on the doorstep, within the wider Bathgate Hills offering excellent walking and cycling trails and other outdoor pursuits



Key information

Home Report Value
Internal Floor Area
School Catchment

£725k
212.3m2
Torphichen Primary School and
Linlithgow Academy

Council Tax Band
EPC Rating
Train Station

G
Band D
Bathgate and Linlithgow

Extras
All floor coverings, light fittings, blinds and curtains. Neff Oven, Neff Combination Oven, Neff Induction Hob, Neff Warming Drawer, Neff Extractor Hood, Neff Dishwasher, Hotpoint Integrated Fridge and Hotpoint Integrated Freezer. Garden shed.

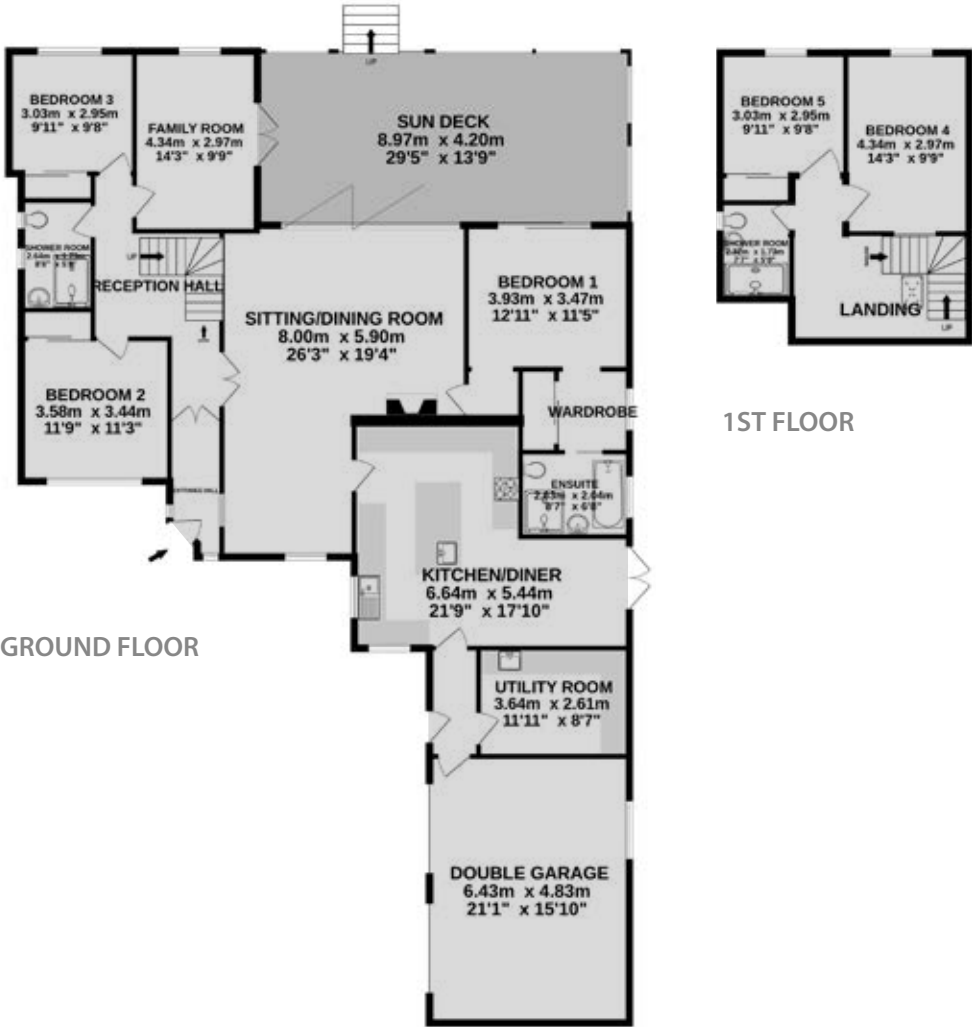
Dimensions

Ground Floor	
Sitting/Dining Room	8.00 x 5.9m
Kitchen/Diner	6.64 x 5.44m
Utility Room	3.64 x 2.61m
Bedroom 1	3.93 x 3.47m
Ensuite	2.63 x 2.04m
Bedroom 2	3.58 x 3.44m
Bedroom 3	3.03 x 2.95m
Family Room	4.34 x 2.97m
Shower Room	2.64 x 1.73m
Double Garage	6.43 x 4.83m
Sun Deck	8.97 x 4.20m

First Floor	
Bedroom 4	4.34 x 2.97m
Bedroom 5	3.03 x 2.95m
Shower Room	2.32 x 1.73m

*all measurements are approximate only and taken from widest point.

Floor plans





SAMARI, BROOMPARK, TORPHICHEN

Visit www.turpies.com or telephone 01506 668448



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.