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Craigs Court, Torphichen, EH48 4NU

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Craigs Court, Torphichen



Of Canadian design, arranged over three levels and revelling in wonderful North American pine features, this distinctive six-bedroom house offers exceptional views and matchless originality of layout.

Dual doors lead into a convenient vestibule, then on into the reception hallway. There, a grand double stairway rises up to an amazing living room. Double doors open into the kitchen/dining space offering a through garden vista. There is also a handy utility room. The main bedroom wing is situated on the ground floor where you will find four rooms, two bathrooms and a guest cloakroom. On the second floor, there is a superb suite of rooms comprising 2 bedrooms and a shower room.

Landscaped garden grounds surround the house providing splendid views, terraced lawns, shrub beds and a great sunny barbeque patio: ideal for summer parties with family and friends. There is also a double garage with driveway parking.

What's special about this house

- Well-presented home arranged over three levels and revelling in wonderful North American pine features.
- Amazing living room with a fabulous, full height Canadian Pine cathedral ceiling and glorious panoramic windows which take advantage of the elevated views.
- Stylish kitchen with patio doors leading out to a sunny terrace.
- Master bedroom with full fitted wardrobes and an en-suite with bath and shower.
- Three further bright bedrooms on the ground floor all served by a luxurious principal bathroom with a bath and separate shower.
- Second floor comprising 2 bedrooms and a shower room.
- Double garage and driveway.
- Expansive gardens providing splendid views, terraced lawns and a patio.



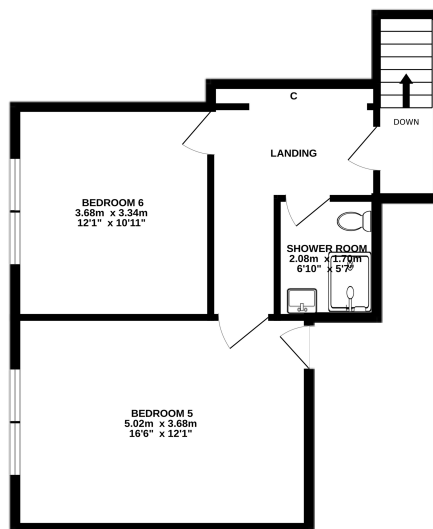
Location and Amenities

- Catchment for Torphichen Primary School that is within walking distance and Linlithgow Academy.
- Bathgate and Livingston offer a variety of excellent shopping, social and sporting facilities.
- Great transport links with high-speed rail networks and park and ride facilities available in Bathgate.
- Access to national motorways with Edinburgh Airport only 30 minutes away.
- Within easy reach of Torphichen Village with its pub and post office.
- Abundance of countryside to explore in the surrounding area. From the Bathgate hills to the Pentlands as well as Muiravonside, Polkemmet and Beecraigs, three beautiful country parks.

Extras

All floor coverings (except rugs), light fittings, blinds, curtains, oven/hob, integrated dishwasher, integrated fridge/freezer, wifi mesh, car charger, heating system and doorbell included

Home Report valuation	£570,000
Total floor area	239.4 m ²
School catchment	Torphichen Primary School Linlithgow Academy
Council tax band	G
EPC rating	C
Train station	Bathgate Linlithgow



Dimensions

Ground Floor

Lounge	7.83 x 5.40m
Kitchen	5.15 x 3.56m
Dining Area	2.67 x 3.56m
Bedroom 1	4.76 x 3.52m
En-suite	1.69 x 2.06m
Bedroom 2	4.14 x 3.59m
Bedroom 3	2.92 x 3.59m
Bedroom 4	2.30 x 3.52m
Garage	4.74 x 8.22m

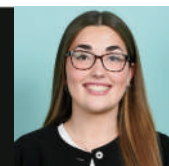
First Floor

Bedroom 5	5.03 x 3.66m
Bedroom 6	3.35 x 3.65m
Bathroom	1.71 x 2.08m

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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Jenna Turpie
Property Manager