

Turpie
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Mallens Brae, Torphichen, EH48 4NY

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Mallens Brae, Torphichen

Occupying a charming position within the sought-after village of Torphichen, this substantial four-bedroom home offers an impressive combination of generous family accommodation, attractive outdoor space and one half of an exceptional detached barn providing additional versatility.

The ground floor is centred around a spacious living/dining room with a wood-burning stove, alongside a generous dining kitchen with central island and French doors opening directly onto the raised deck - ideal for outdoor dining and entertaining.

Upstairs are four well-proportioned bedrooms, including a generous principal bedroom with en-suite, together with a separate shower room and useful built-in storage.

A standout feature of the property is its half share of a characterful detached stone-built barn, arranged over two levels and incorporating a dedicated office alongside two substantial additional spaces. Offering excellent flexibility for home working, hobbies, recreation or storage, it adds a particularly unique dimension to the property.

What's special about this house

- Impressive four-bedroom family home offering spacious and flexible accommodation over two levels.
- Generous living/dining room with a wood-burning stove providing a welcoming focal point.
- Large dining kitchen with central island, creating a sociable heart to the home with plenty of room for cooking and dining.
- French doors opening directly onto the raised deck, ideal for outdoor dining, entertaining and enjoying the garden.
- Four well-proportioned bedrooms, the master benefitting from en-suite facilities.
- Half share of an exceptional detached stone-built barn arranged over two floors, providing a rare and highly versatile additional space.
- Charming Torphichen setting, combining the character and atmosphere of village life with convenient access to Bathgate, Linlithgow and surrounding areas.









Location and Amenities

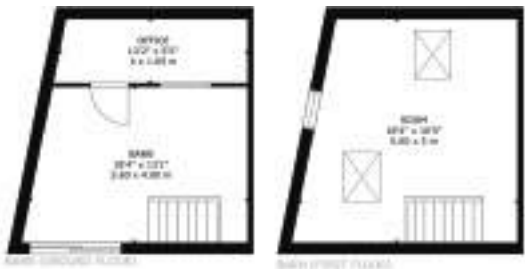
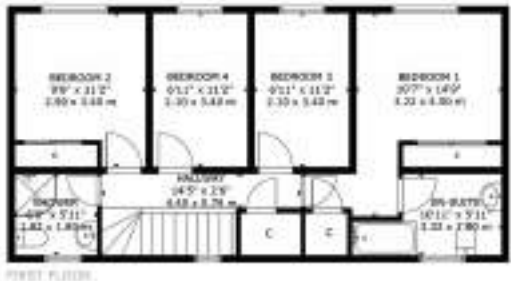
- Close proximity to the motorway networks gives easy access to Edinburgh (26 miles) Glasgow (30 miles) and Stirling (20 miles).
- The nearby towns of Linlithgow and Bathgate offer all local conveniences including excellent restaurants and takeaways, social clubs and activities.
- Mainline rail connections 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.

“A characterful family home where generous living spaces, a versatile detached barn and village life come beautifully together.”

Home Report valuation	£425,000
Internal floor area	113m2
School catchment	Torphichen Primary School Linlithgow Academy
EPC Rating	Band D
Council tax band	Band E
Train station	Bathgate (2.6 miles) Linlithgow(5.3 miles)

Extras

All floor coverings, all light fittings, all blinds, all curtains, oven/hob, dishwasher, washing machine, tumble dryer, fridge/freezer, wood-burning stove, garden hut and greenhouse are included.



Dimensions

Ground Floor

Living/Dining Room	6.00 x 5.35m
Dining Kitchen	4.38 x 5.35m

First Floor

Bedroom 1	3.22 x 4.50m
En-suite	3.32 x 1.80m
Bedroom 2	2.90 x 3.40m
Bedroom 3	2.10 x 3.40m
Bedroom 4	2.10 x 3.40m
Shower Room	1.82 x 1.80m

Barn

Ground Floor

Barn	5.60 x 4.00m
Office	4.00 x 1.65m

First Floor

Room	5.60 x 5.00m
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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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Pioneers in Property



Jenna Turpie
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.