

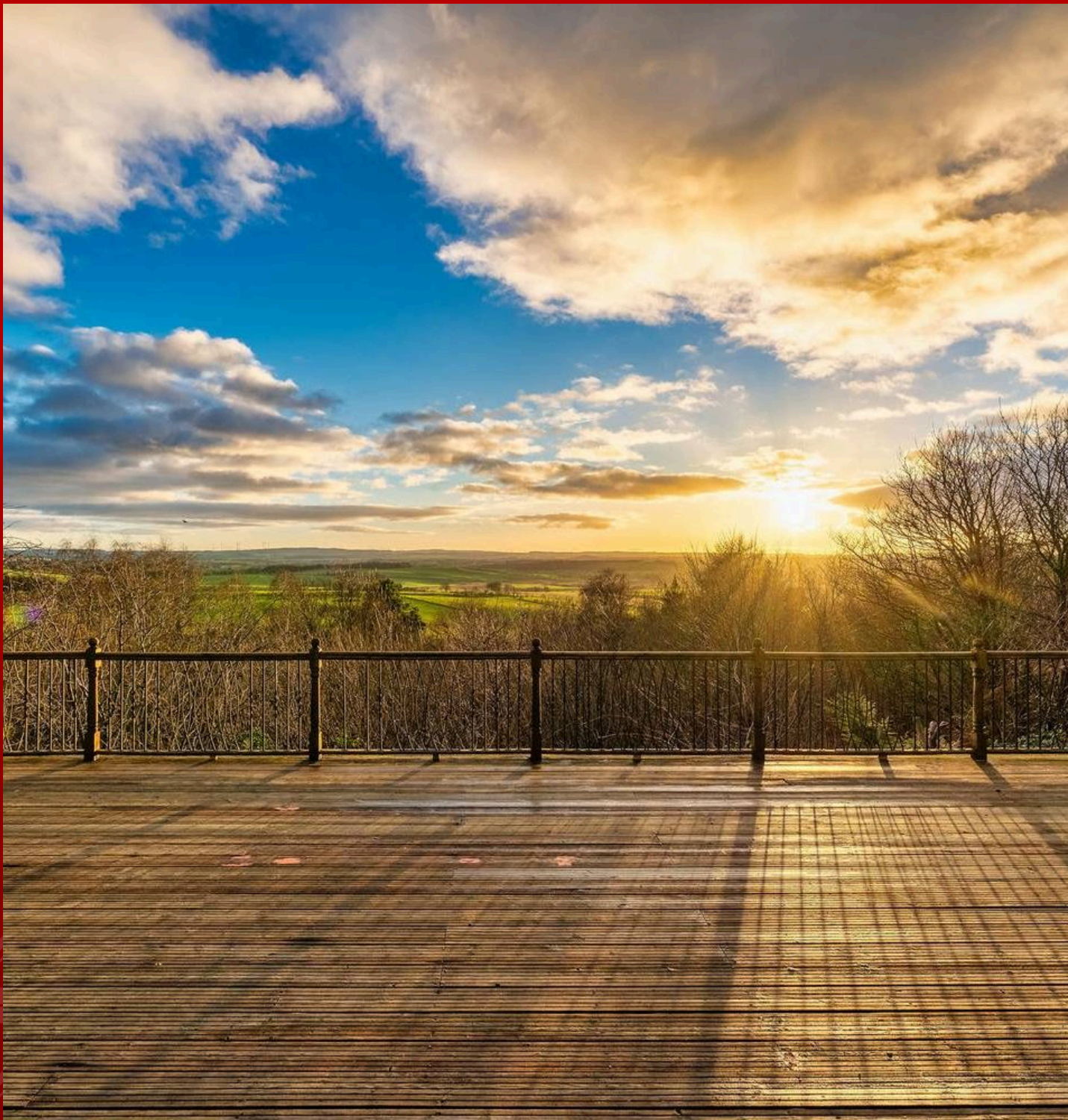


18 Craigs Court, Torphichen

In Excess of £729,000



RE/MAX
Estate



18 Craigs Court

Torphichen, Bathgate

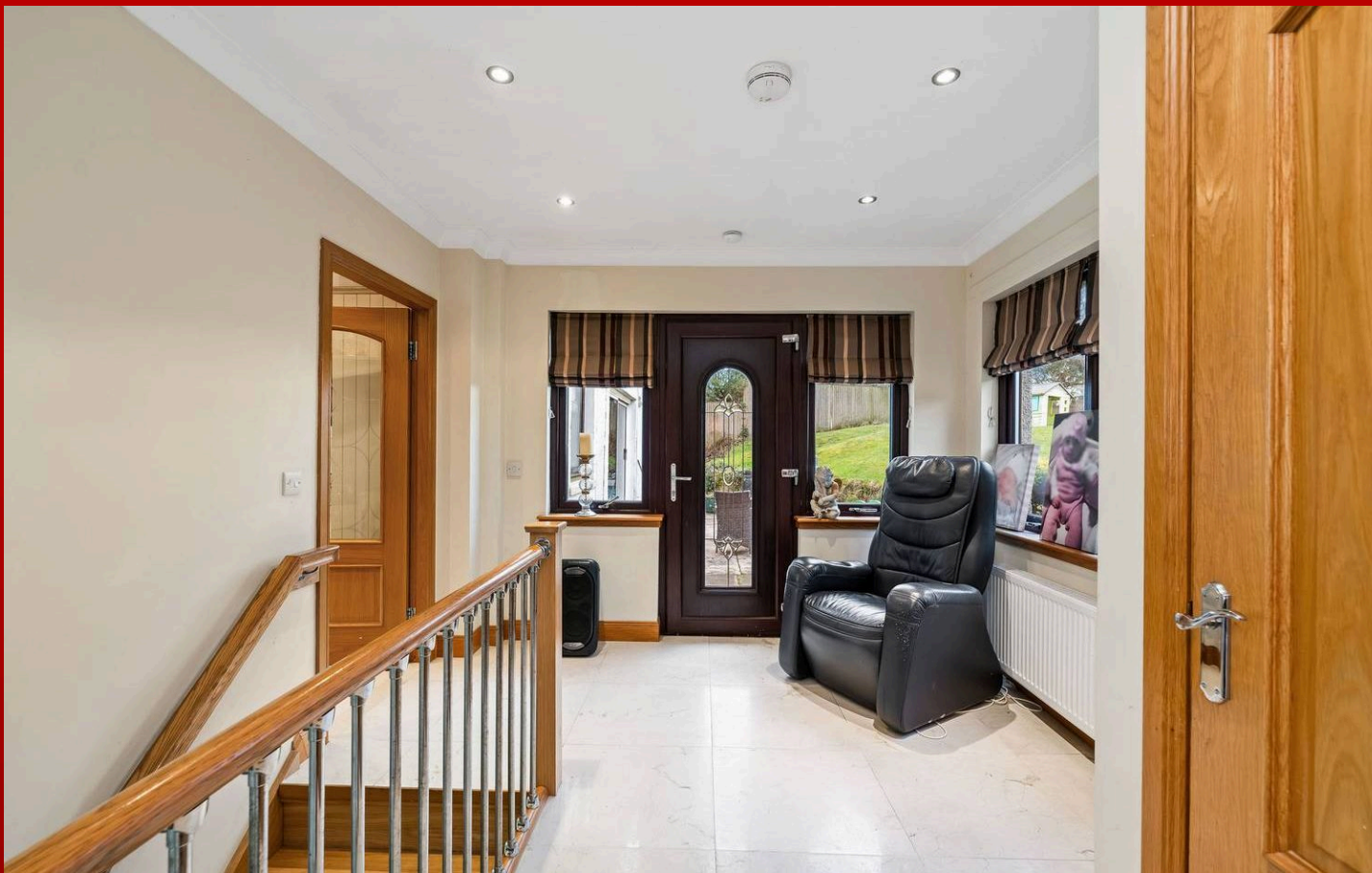
Stunning 5-bed property with extensive gardens, 2 large reception rooms, spacious kitchen, double garage & sweeping driveway. Luxury, space & privacy in a unique setting incredible rear garden Views.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Vestibule

A welcoming vestibule that creates a warm atmosphere, featuring a radiator and central spotlights for bright illumination. The space boasts a wooden front door with half glazing and a side panel, allowing natural light to fill the area. Real wood flooring enhances the charm and adds a touch of elegance to the entrance.

kitchen/diner

33' 5" x 12' 9" (10.19m x 3.89m)

This fantastic kitchen-diner is exceptionally large and spacious, with a dining area that accommodates a large table and chairs special feature is the large granite island also Patio doors flood the space with natural light and offer views of the rear garden, while additional French doors lead to a Juliet balcony. The room features marble tiled flooring, spot lighting, and a stylish hanging ceiling light. The main kitchen boasts a large American-style fridge-freezer, an integrated wine cooler, a built-in coffee machine, a double oven, a third oven, and a microwave. A stunning Belfast sink, luxurious granite worktops, and a large Aga stove complete the elegant design. The space provides convenient access to the main lounge, top landing, and rear gardens.

Lounge

33' 7" x 17' 4" (10.23m x 5.29m)

This unique and distinctive room is bathed in natural light streaming in from all angles. A beautiful patio door leads to a balcony, seamlessly blending indoor and outdoor living. The lounge is adorned with three elegant chandeliers, adding a touch of luxury, while the living flame fire set within a stylish surround serves as a striking focal point. The sloped ceiling lends a modern and unconventional charm to the space. A raised area within the lounge is designated for a dining table and chairs, creating a cozy dining nook. Additionally, a floor-to-wall corner window offers picturesque views of the front gardens, enhancing the room's connection to nature. Carpeted flooring and radiators complete the room, ensuring both comfort and style.





Primary Bedroom

18' 2" x 13' 1" (5.53m x 3.98m)

An executive-sized primary bedroom boasting large patio doors and a side window that overlook the front gardens, filling the space with natural light. The room features plush carpet flooring, a combination of spotlights and a central light, creating a warm and modern ambiance. It also offers convenient access to a private dressing room and en-suite bathroom, enhancing its luxury and functionality.

En- Suite Primary Bedroom

9' 1" x 4' 8" (2.77m x 1.43m)

A beautifully finished en-suite shower room featuring a stylish vanity sink, WC, and a walk-in glass shower cubicle with a powerful mains rain showerhead. The space is enhanced by a heated towel rail, an LED mirror, and matching floor and wall tiles, all illuminated by sleek ceiling spotlights for a modern and polished look.

Top Landing

12' 6" x 10' 3" (3.80m x 3.13m)

A spacious landing area that could easily serve as an office space, featuring a PVC door leading to the garden and a large window overlooking the garden. The space includes a radiator, tiled flooring, central spotlights, and a ceiling light, creating a bright and practical environment. A large storage cupboard adds convenience, with access to the lower level, primary bedroom, and kitchen/diner enhancing its functionality.

Dressing Room

A well-appointed dressing room featuring a rear-view window that brings in natural light, complemented by hanging rails and shelving for organized storage. The room is finished with carpet flooring and a central spotlight, creating a comfortable and functional space.





Bedroom2/Second Reception

This versatile Bedroom 2 can easily serve as a second reception room or playroom, featuring very large patio doors that open onto a lovely balcony. The space is enhanced by real wood flooring, radiators, and beautiful hanging chandeliers. Triple-fitted wardrobes and tasteful walling provide both style and practicality, while the abundance of natural light adds to its inviting ambiance.

Bedroom 3

12' 2" x 12' 10" (3.72m x 3.90m)

A spacious front-facing double bedroom featuring a central ceiling light, carpeted flooring, and ample storage space. The room offers plenty of space for free-standing furniture, making it both practical and versatile.

Bedroom 4

11' 0" x 12' 4" (3.35m x 3.76m)

This excellent double bedroom offers a front view over the gardens, creating a peaceful and scenic atmosphere. The room features carpeted flooring, central fittings, and spot ceiling lighting for a modern touch. It also includes triple-fitted wardrobes for ample storage, while the feature combed ceiling adds a unique architectural element to the space.



Bedroom 5

12' 4" x 12' 10" (3.76m x 3.92m)

A good-sized double room with a rear view of the gardens, offering a peaceful and scenic outlook. The room features carpeted flooring, a radiator for warmth, and a central light fitting. It also includes hand-fitted double wardrobes, providing ample storage space while maintaining a tidy and functional layout.



Bedroom 6

10' 5" x 7' 3" (3.18m x 2.22m)

This versatile bedroom is currently set up as a single room but can easily be transformed into a study. It features carpeted flooring, a central ceiling light, and a front-view window that fills the space with natural light. With plenty of room for free-standing furniture, it offers flexibility to suit various needs.

Laundry Room

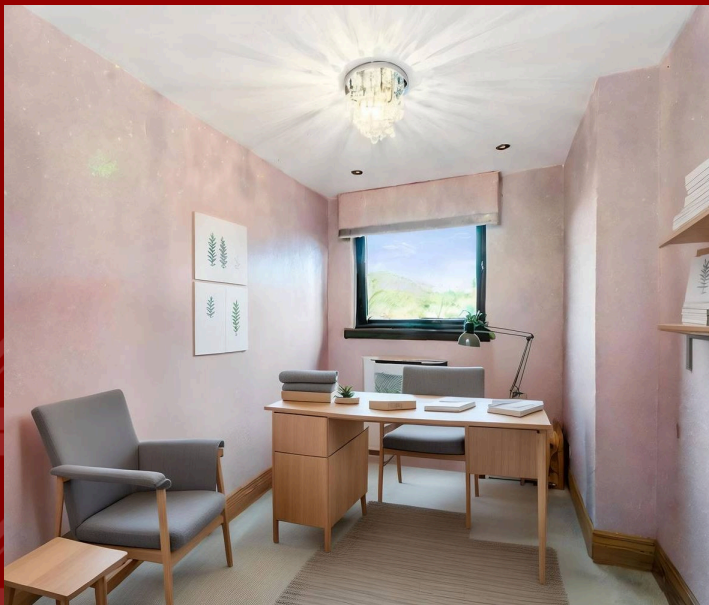
7' 1" x 7' 2" (2.17m x 2.18m)

A practical laundry room featuring space for a washing machine and tumble dryer, a composite double sink with drainer, granite worktop's and excellent storage cupboards, an extractor fan, tiled flooring, splashback wall tiles, and ceiling spotlights.

Family Bathroom

12' 2" x 7' 4" (3.72m x 2.23m)

A stunning modern bathroom featuring a luxurious His and Hers vanity sink, WC, and both a heated vertical radiator and towel rail. The space is elegantly finished with marbled tiled floors and wall tiles, complementing the large jacuzzi bath with a waterfall tap and handheld showerhead. Additionally, a walk-in shower cubicle with a mains shower adds convenience, while ceiling spotlights provide a sleek and contemporary ambiance. Led wall mirror completes the look.



Second Entrance Hall

This convenient secondary entrance to the property features real wood flooring, a radiator, and central spot lighting. A PVC door with a side panel brings in natural light, while a handy coat cupboard provides practical storage. The entrance offers access to the laundry room, garage, upper level, and Bedroom 2 / second lounge, making it a versatile and functional space.

Cloakroom WC

7' 0" x 3' 4" (2.14m x 1.01m)

This stylish space features a side window that lets in natural light, complemented by tiled flooring and walls. A heated towel rail adds comfort, while the central light fitting illuminates the room. It includes a WC and sink, with a feature LED mirror enhancing the modern design and functionality of the space.

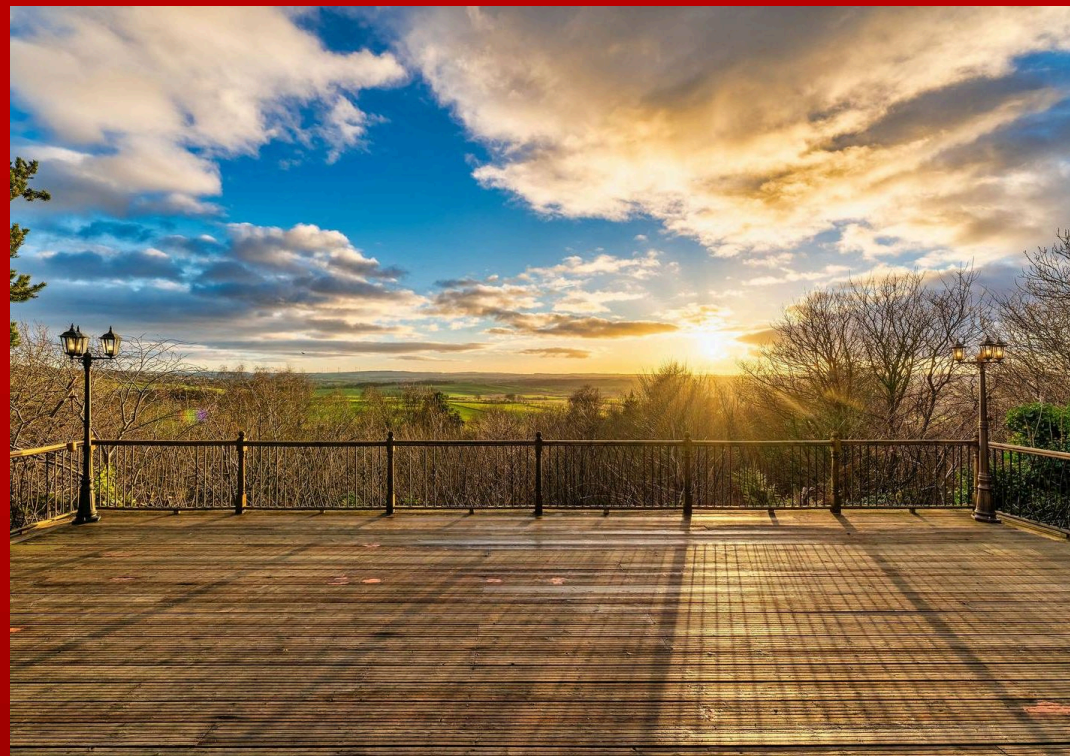


Front Garden

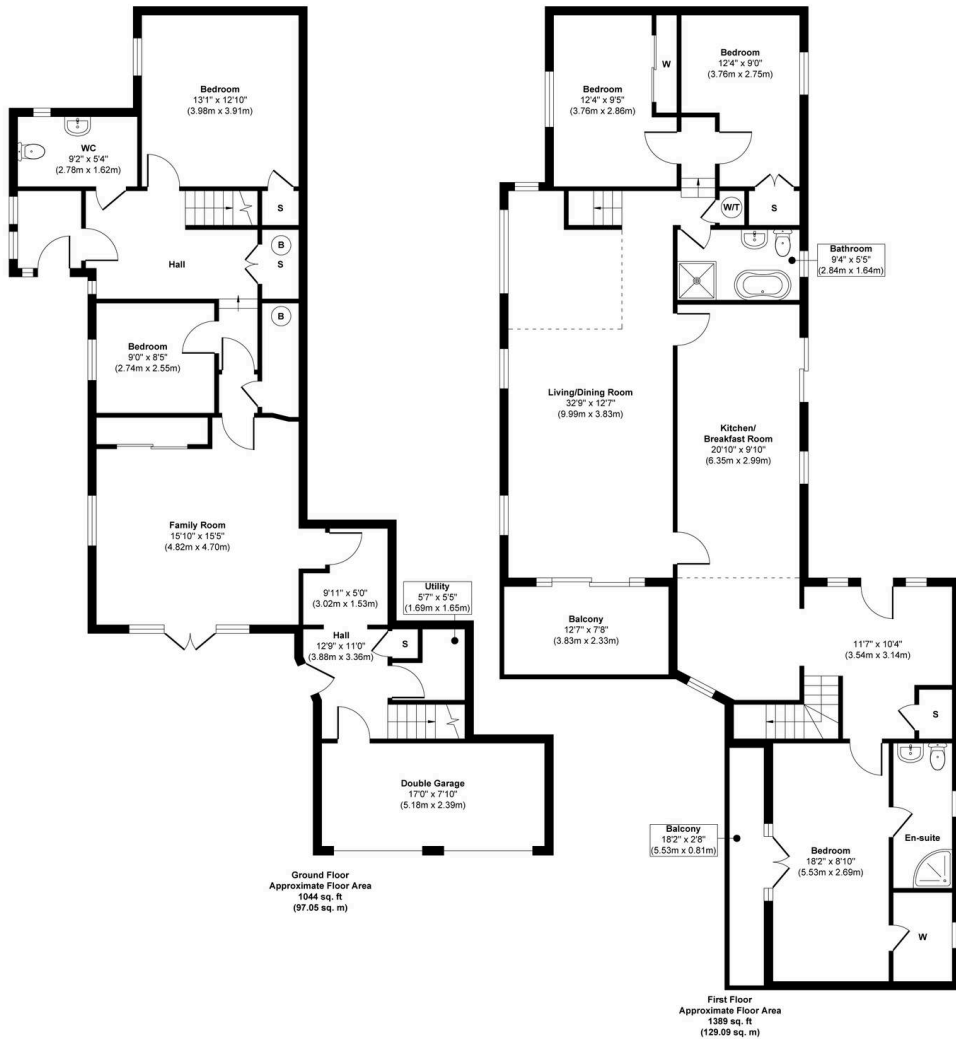
Beautifully sloped front garden welcomes you to this stunning property, adorned with an array of mature trees and vibrant shrubs that create a picturesque and inviting first impression. The garden gracefully extends alongside the sweeping driveway, adding a touch of natural elegance and charm as you approach the front of the home. This lush and well-maintained outdoor space not only enhances the property's curb appeal but also offers a tranquil and verdant setting that complements the home's unique character.

Rear Garden

This very special rear garden is truly extraordinary, offering an expansive outdoor sanctuary that is both private and fully enclosed. Surrounded by mature trees and shrubs, the garden boasts newly installed fencing and beautifully paved pathways that frame the space. At its heart lies a stunning wooden decking area, the main focal point of this idyllic setting. This serene retreat is thoughtfully designed with built-in lighting, creating a magical ambiance for evening relaxation or entertaining. From the decking, you can enjoy breathtaking views over West Lothian and beyond, making it the perfect spot to unwind and take in the natural beauty of the surroundings. The garden also features a vast lawn area, ideal for families or gardening enthusiasts, blending tranquility and practicality to create a true haven that elevates this remarkable property.



18 Craigs Court



Approx. Gross Internal Floor Area 2433 sq. ft / 226.14 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	42	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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