



THE OLD SCHOOL HOUSE,  
4 THE LOAN, TORPHICHEN,  
EH48 4NF

LIDDLE & ANDERSON  
SOLICITORS AND ESTATE AGENTS



## THE PROPERTY

This stone built detached Victorian Villa was originally built in 1840 as the village's school and later transformed into the headmaster's home. This stunning 4-bedroom property would make a fantastic family home, situated in a highly desirable locale within the beautiful town of Torphichen. Rarely available to the market, the property features a single garage, double drive way, beautifully maintained front and rear gardens and flexible accommodation throughout, this is sure to be a very popular property.

Upon entering, you are welcomed by a bright and airy entrance vestibule, which leads to a generous hallway providing seamless access to all ground-floor rooms. The spacious lounge is perfect for both everyday living and entertaining, showcasing a stunning traditional mantelpiece as its centrepiece and is complemented by an exquisite bay window that floods the space with natural light.

Entering into the kitchen, ample cupboard space is provided with floor and wall mounted units along with a fitted sink and drainer, gas oven and four ring burners, dishwasher and washing machine which are all included in the sale. A large window overlooking the front garden, bathes the room with natural light.

The ground floor further comprises two adaptable rooms: a second reception room, which may serve as a fourth bedroom, and a formal dining room. Both spaces benefit from large windows offering views of the rear garden and ensuring an abundance of natural light.

Completing the ground floor is a W/C with toilet and handbasin.

Upstairs, following the bright and airy 90° staircase, you arrive at a spacious upper landing that provides seamless access to three generously proportioned double bedrooms. The master bedroom has been freshly decorated and the smallest bedroom is enhanced by an ensuite with electric shower, offering added convenience. Each bedroom features built-in storage and large windows, filling the rooms with natural light.

Completing the second floor is the family bathroom, which is fitted with a three-piece suite.

Externally, this wonderful property boasts a substantial rear garden, predominantly decorative gravel with a well-maintained lawn area, creating a low-maintenance outdoor retreat. The front garden is primarily laid to lawn with slabbed pathways leading to the entrance. Borders of mature shrubbery and a newly planted beech hedge add burst of colour to the garden enhancing the property's appeal.

## THE DISTRICT

Torphichen is a highly sought after historical village near Bathgate with a thriving community. The village provides a primary school, pub, church and a historic monument. The property is in the catchment area for the popular Linlithgow Academy. Linlithgow and Bathgate provide more extensive facilities. There are numerous golf courses, walks and other outdoor activities in this rural location, however the village is close to main commuter links for both Edinburgh and Glasgow, with mainline stations in Bathgate – around a 7-minute drive and Linlithgow around a 12-minute drive.

## ROOM DIMENSIONS

(Longest & Widest)

Living Room – 16'2" x 11'10"

Kitchen – 13'7 x 8'3"

W/C – 4'3" x 3'11"

Bedroom 2 – 14'4" x 13'5"

Ensuite- 7'11" x 3'0"

Garage- 16'1" x 9'2"

Sitting Room- 14'2" x 13'3"

Dining Room – 14'5" x 10'4"

Master Bedroom – 11'9" x 11'7"

Bedroom 3- 13'1" x 11'10"

Bathroom- 9'8" x 7'1"

Store- 10'8" x 5'2"

Store- 12'6" x 5'2"





## EXTRAS

All fitted floor coverings, light fittings, white goods, and blinds are included in the sale.

## HOME REPORT

To request a copy of the Home Report please email [prop@l-a.scot](mailto:prop@l-a.scot).

All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band F.

Tenure: Ownership

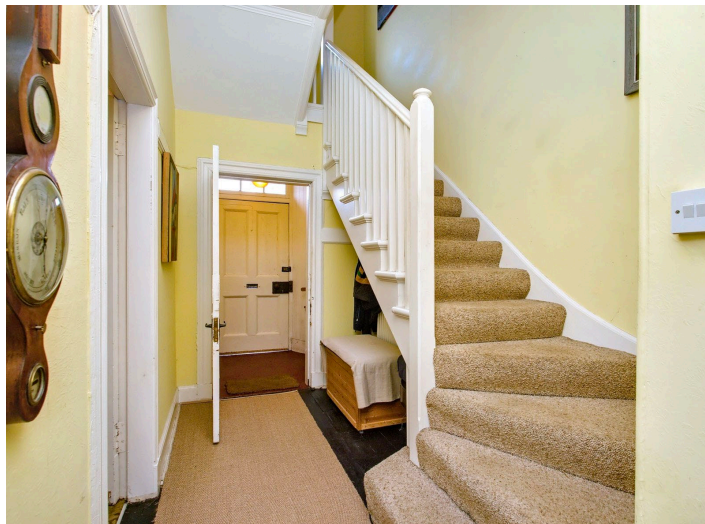
## VIEWING

Viewings are strictly by appointment.

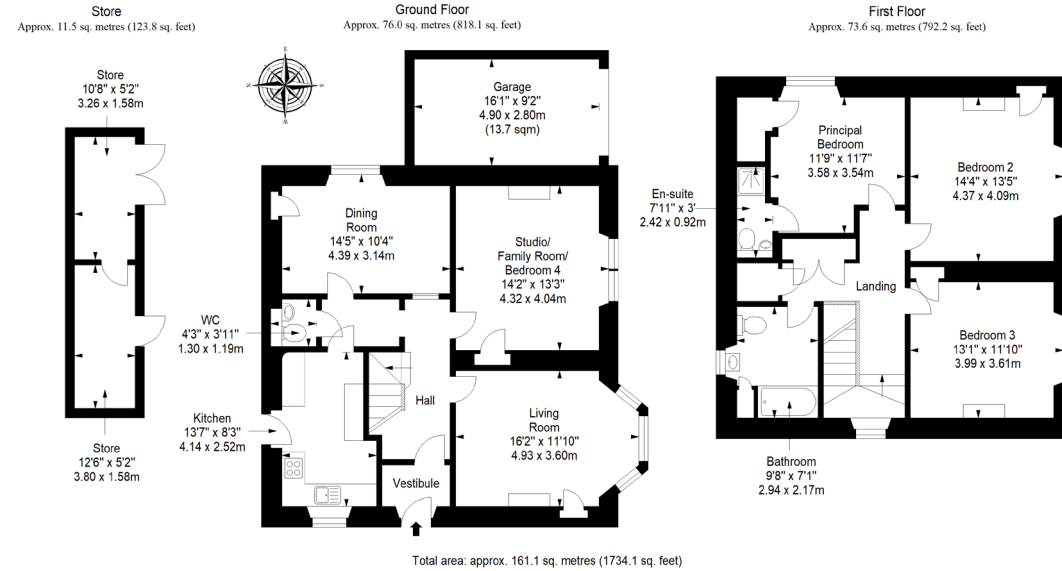
To arrange a viewing,  
please call **01506 822 727**  
or email [prop@l-a.scot](mailto:prop@l-a.scot).

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Zoopla.co.uk

s1homes.com

Prospective purchasers are advised to have their interest noted through their Solicitor as soon as possible in the event of an early closing date being set for the receipt of Offers. The seller reserves the right to accept an Offer without referral to any note of interest.

These presents are believed to be correct but no representations are made and they do not form part of any contract. The floor plan and measurements are indications only and should not be depended upon. Offerers must satisfy themselves as to their accuracy.

Please note that the systems/services referred to have not been tested by our clients or their agents and no warranty will be given as to their condition.

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