



- Beautiful End Terraced House in a Great Location
- Fresh Neutral Decor Throughout
- 2 Double Bedrooms with Fitted Wardrobes
- Modern Fitted Kitchen/Diner & Shower Room
- Bright & Airy Lounge
- Private Garden & Residents Communal Parking

Alba Property View ...

"Great location, bright spacious rooms with an upgraded kitchen and bathroom - this property is move-in ready."

12 Hall Terrace, Torphichen, EH48 4NR

Offers Over £160,000



Introducing this beautifully presented 2-bedroom end terraced house in the heart of the highly sought-after village of Torphichen, West Lothian allowing you to enjoy all the village has to offer. Located at Hall Terrace, this property is perfect for first-time buyers looking for a stylish and comfortable home in a popular location. With quality flooring, upgraded internal doors, kitchen, shower room and fresh décor throughout are just some of the reasons to fall in love with this home.

As you step inside, you'll find an entrance vestibule with a large store cupboard leading to a bright and airy lounge presented in fresh neutral tones ideal to relax and unwind. The fitted kitchen/diner features contemporary light grey base and wall units, integrated oven, hob and hood, as well as space for a washer, slimline dishwasher and fridge/freezer (the oven, hob, hood and dishwasher are included within the sale price). The kitchen also offers co-ordinating worktops, matching splashback, and space for a dining table and chairs for enjoying mealtimes. A door leads out to the pretty rear garden, a lovely haven for enjoying summer days.



Upstairs, there is a further shelved storage cupboard, two double bedrooms and a modern shower room. Both bedrooms boast fitted wardrobes, neutral decor and cosy carpets, with space for additional free-standing furniture. The shower room is equipped with a white three-piece suite comprising a WC, wash hand basin and shower cubicle, complemented by a white crisp sparkle wet wall panelling, a panelled ceiling with spotlights, a stainless-steel heated towel rail and vinyl marble effect flooring which completes the room perfectly.

The enclosed rear garden offers privacy and space for relaxation, while the residential communal parking ensures convenience. This property also benefits from gas heating and double glazing, making it an ideal first-time purchase.





Sizes

Vestibule 4' 8" x 3' 9" (1.42m x 1.14m)

Lounge 16' 5" x 13' 4" (5.00m x 4.06m)

Kitchen/Diner 13' 4" x 9' 4" (4.06m x 2.84m)

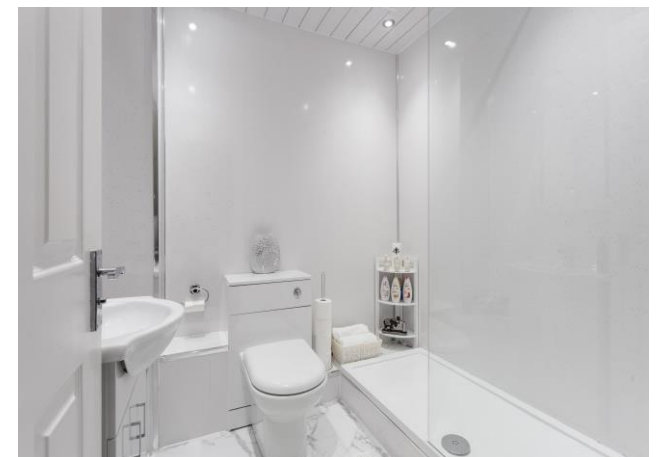
Bedroom 1 9' 9" x 9' 6" (2.97m x 2.89m)

Bedroom 2 11' 2" x 9' 2" (3.40m x 2.79m)

Shower Room 6' 7" x 6' 7" (2.01m x 2.01m)

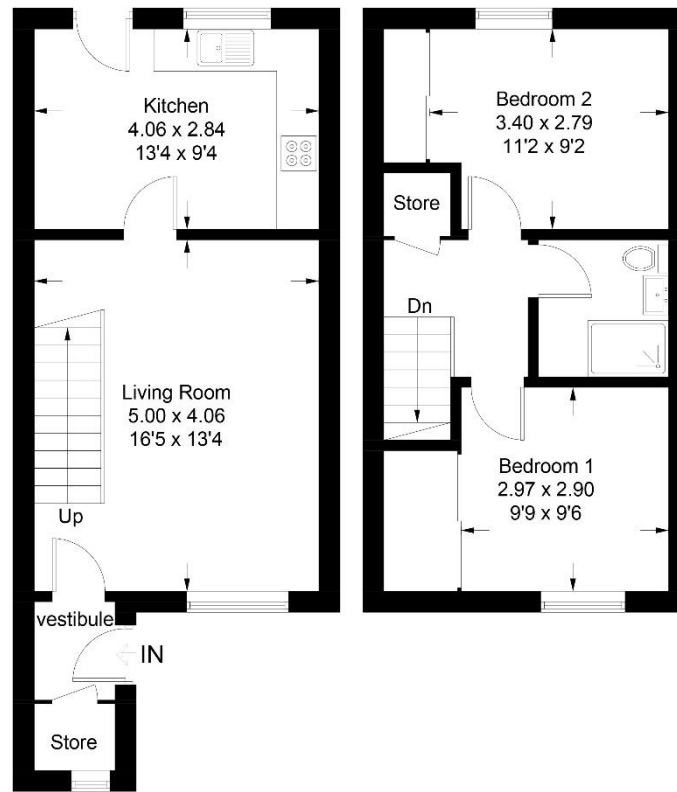
Location

Torphichen is a historical small village popular with families and located in a peaceful location north of Bathgate, West Lothian, set within beautiful rolling Torphichen hills. The village enjoys its own primary school, post office run from the community centre and the well regarded Torphichen Inn offering a great place to eat and socialise. Secondary schooling is available at the highly renowned Linlithgow Academy with pupil transport provided from the village. The larger town of Bathgate and Linlithgow are only a short drive away offering a large variety of supermarkets, restaurants, shops and bars. Torphichen is located close to motorway access with Edinburgh Airport only a short drive away, making this an ideal base for commuting. Local train stations can be found at both Bathgate and Linlithgow.



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Approximate Gross Internal Area = 68.0 sq m / 732 sq ft



Ground Floor

First Floor

Extras (Included in Sale)

All floor coverings, blinds, light fittings, integrated oven, hob, hood, free-standing dishwasher and garden store.

Viewing/Offers

Please call Alba Property to arrange a viewing.
All offers should be submitted via Alba Property-
Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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