



17 Harburn Road
West Calder, West Lothian, EH55 8AQ

EPC
D

SIMPSON & MARWICK

simpsonmarwick.com

17 Harburn Road

West Calder, West Lothian, EH55 8AQ

Beautifully presented 4 bedroom stone built semi-detached home with bespoke finishes throughout, large private grounds and extensive driveway

- Inviting sitting room with bay window
- New bespoke kitchen/dining room
- Principal bedroom
- 3 further double bedrooms
- Stunning bathroom & shower room
- Bespoke utility/cloakroom
- Woodburning stove
- Newly refurbished throughout
- Large private grounds & driveway
- Double glazing & gas central heating



DESCRIPTION

17 Harburn Road is an exceptional, newly refurbished semi-detached home providing many traditional features and modern luxuries. The property is located in a wonderful setting with extensive private grounds and a large driveway. The extremely stylish accommodation is well laid out over two levels and complemented by high end finishes throughout.

The accommodation is entered via a stunning stained-glass vestibule and leads to the hallway with bespoke wine storage, push-to-open understairs storage and a crisp walk-in shower room. The lounge has a bay window, original cornicing, bespoke recess shelving and cabinet. A striking kitchen/dining room benefits from a woodburning stove set within a feature stone fireplace, bespoke Haig kitchen units with central island unit, Rangemaster stove and integrated appliances. French doors lead to the private courtyard and garden. There is a handcrafted utility/cloakroom located off the kitchen. The first floor provides access to four well proportioned bedrooms and stunning family bathroom with Aquaroc stone resin freestanding bath, ceramic floor tiles and brushed brass fixtures.

Externally, the front garden is chipped for ease of maintenance and there are generous garden grounds to the side and rear with mature trees and extensive driveway parking. The property benefits from double glazing and gas central heating throughout.

LOCATION

The property benefits from the best of both town and country living, with Livingston's indoor retail park and main supermarkets about 6 miles away. The Pentland Hills rise to the south, providing excellent walking and fishing opportunities in various lochs and reservoirs. West Calder itself offers a range of shops, cafes, and services on its main street, as well as the tourist attraction of Five Sisters Zoo. The town's train station provides a frequent service to both Edinburgh (approx 30 mins) and Glasgow (approx 50 mins). Harburn boasts a well-regarded 18-hole golf course and busy calendar of local events hosted in the village hall. Primary schooling is available at Bellsquarry or Parkhead, with secondary school options in Livingston or West Calder. The independent Clifton Hall School near Newbridge is 13 miles away and offers a nursery, junior and senior school. An excellent range of private schools is available in Edinburgh.

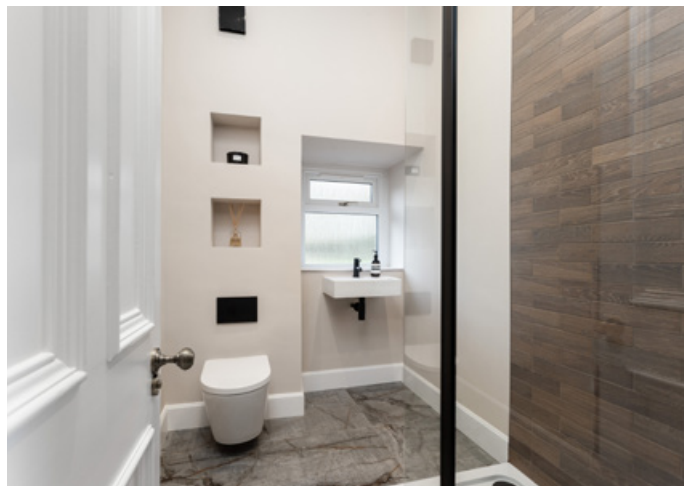
The property is extremely commutable as it benefits from first class accessibility to both Edinburgh and Glasgow via West Calder, Junction 4 of the M8 links both cities and is less than 5 miles away. The A70 and A71 offer alternative, more scenic routes into Edinburgh. Edinburgh Airport is also on the near side of the city centre.

FIXTURES AND FITTINGS

The freestanding Rangemaster cooker together with the integrated fridge, freezer, dishwasher and washing machine are included in the sale price.

VIEWING DETAILS

Viewing by appointment telephone Agent 0131 581 5700

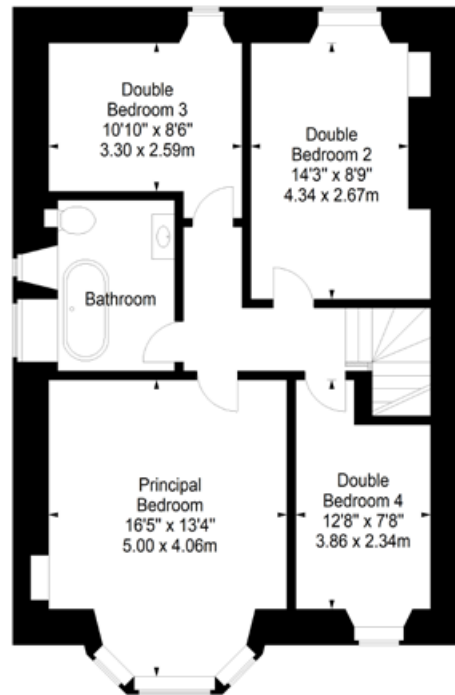




Approx. Gross Internal Area
 1544 Sq Ft - 143.44 Sq M
 For identification only. Not to scale.
 © SquareFoot 2024



Ground Floor



First Floor

SIMPSON & MARWICK

0131 581 5700

simpsonmarwick.com

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.