

West Main Street

Fixed Price £300,000



## 115 West Main Street

Harthill

Welcome to West Main Street, Harthill, a truly magnificent early 20th-century residence, built in 1919 and exquisitely preserved to showcase the timeless elegance, architectural craftsmanship and regal character of an era defined by luxury and refinement. This is not simply a property; it is a statement of heritage, stature and beauty, a home of remarkable presence, rich in history, and cherished throughout many years.

The original door opens into a breathtaking hallway where high ceilings soar overhead and detailed plasterwork adorns every edge, from the coving to the ornate ceiling roses. Luxurious patterned carpeting and opulent wall finishes reflect the home's classical elegance, creating a first impression that is both majestic and inviting.

To the right, the grand lounge unfolds, a magnificent reception room designed for both comfort and ceremony. Here, deep blue and rose-pink patterned carpet offers a regal foundation, while beautifully split-tone walls in pale blue and soft pink enhance the ambience. The room is surrounded by intricate plaster coving and decorative mouldings that crown the walls and extend gracefully across the ceiling, forming bespoke designs that showcase extraordinary craftsmanship.

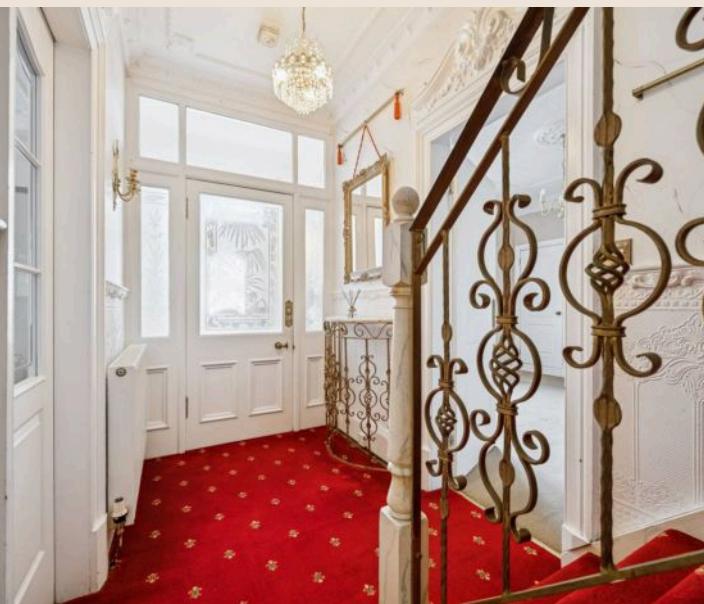
Home Report Value £300,000

1797.5 ft<sup>2</sup>

Council Tax Band D

Tenure: Freehold

EPC Energy Efficiency Rating: D



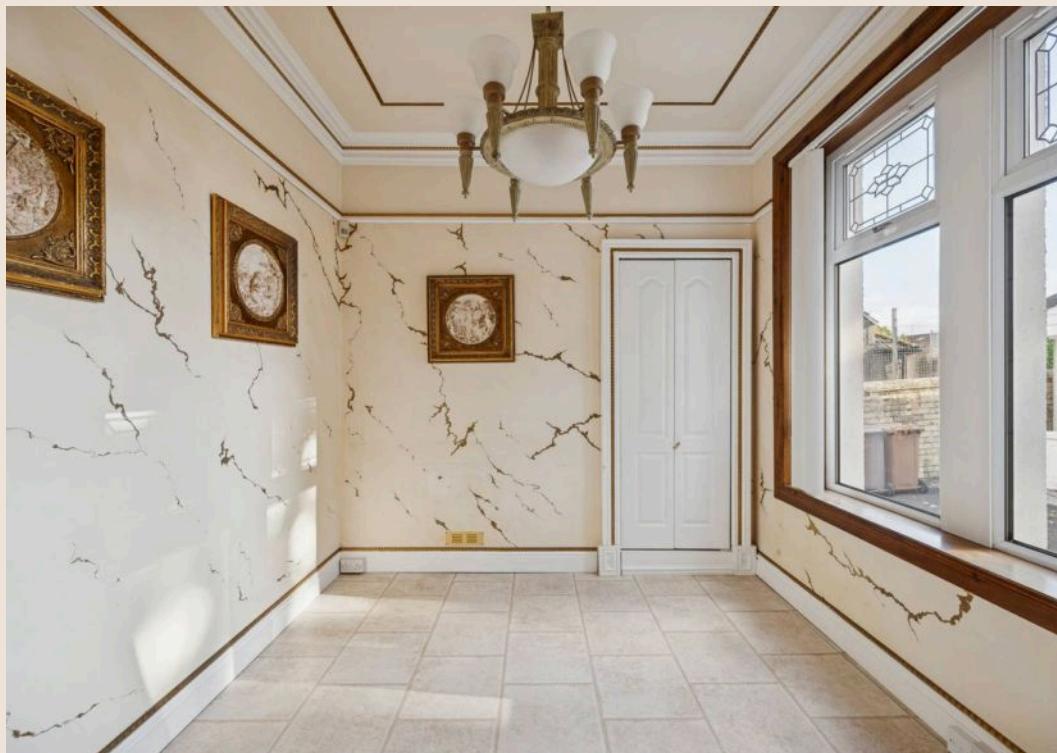
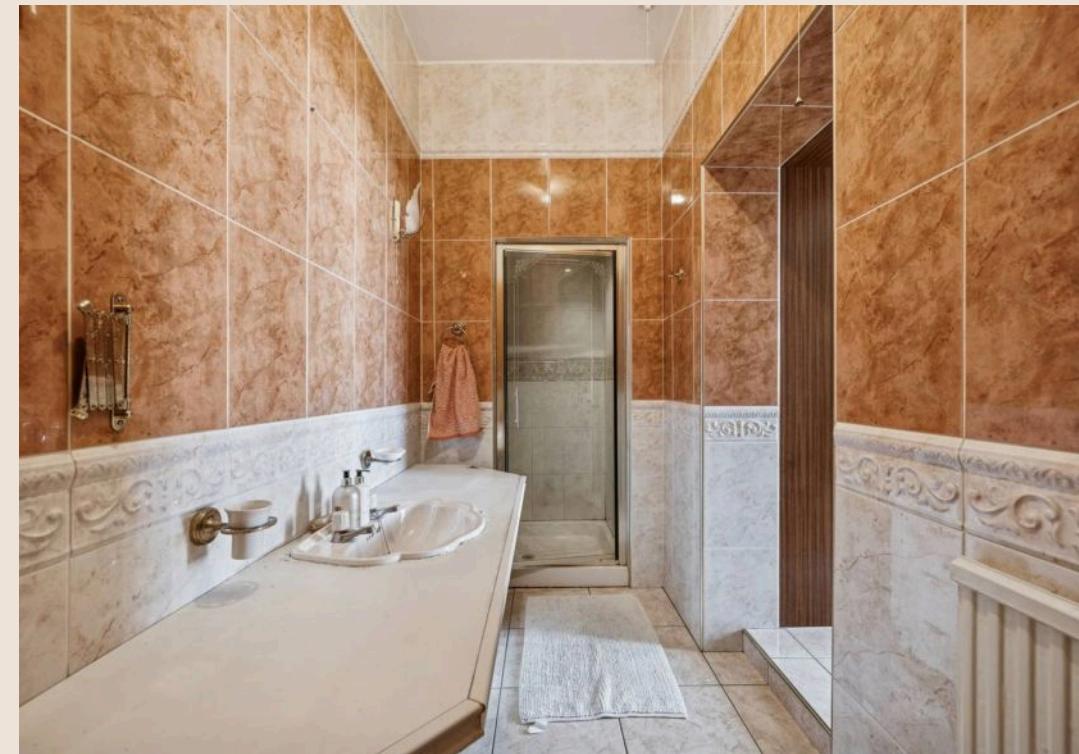
Returning to the hallway, to the left of the main entrance at the front of the home lies a beautifully proportioned ground floor bedroom, offering ample space for a king-sized bed along with bespoke built-in wardrobes. A particularly special feature of this room is the hidden ensuite, cleverly disguised behind what appear to be wardrobe doors. Stepping through reveals a private bathroom finished in stunning marble-style tiling with cream and coral tones, complemented by a substantial countertop vanity and gold-framed shower enclosure, evoking the grandeur of classical European interiors.

Ascending the golden staircase, with its elegant metalwork and decorative design, you are greeted by a landing that continues the property's exceptional detailing. The hallway features rich red carpeting, gold accents, plaster-panelled lower walls and marble-effect wallpaper above, all framed by high ceilings that create an incredible sense of volume and light. At the rear of the property, two expansive bedrooms offer peaceful retreats, each with ornate coving, large windows and beautiful views across the south-facing garden. To the front, two additional rooms provide versatile accommodation, ideal for use as bedrooms, office space, a dressing room or nursery, ensuring the home can adapt effortlessly to the needs of modern living while preserving its stately elegance.

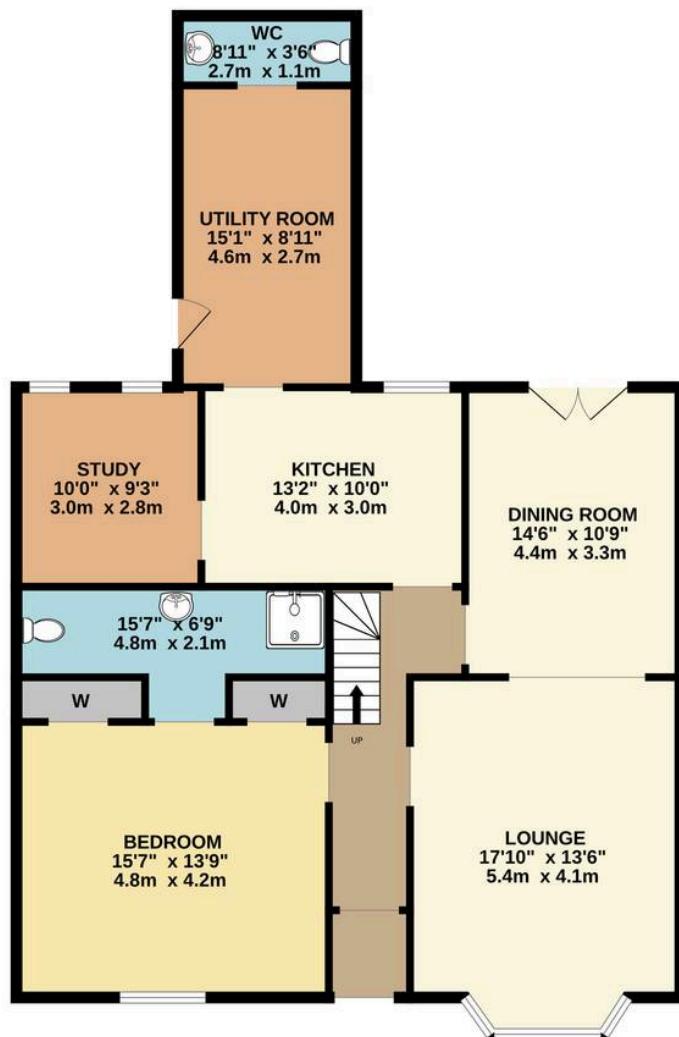
This truly is an extraordinary home, a celebration of heritage, craftsmanship and timeless elegance. Homes of this calibre are exceptionally rare. For those seeking grandeur, space and architectural beauty in a truly unique property, this magnificent 1919 residence represents an unparalleled opportunity to own a piece of Scotland's rich residential history.

Included in sale - light fittings, blinds, curtains, washing machine, tumble dryer, fridge.

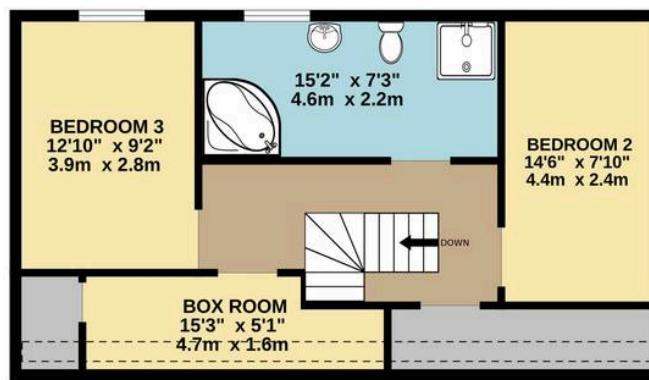
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1770 sq.ft. (164.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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