



Grunaird, 9, Burngrange Court, EH55 8HA

West Calder

HOMETOWN
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From the moment you arrive, Gruinard feels like somewhere a little different. Beyond the gates, the setting begins to unfold - private, peaceful, and surrounded by established greenery. Tucked away within West Calder, it offers a rare sense of seclusion while remaining close to everyday amenities.

Set within approximately half an acre of beautifully established organic grounds, this Forest Garden reveals itself gradually - a landscape shaped over time, where mature trees, layered planting and natural woodland edges create an immediate sense of calm and privacy. This is not simply a garden, but a carefully cultivated environment that frames the home and defines its atmosphere.

Originally constructed in 1965, Gruinard has evolved over the years into a substantial and highly adaptable bungalow, thoughtfully enhanced to support modern living while retaining a strong sense of character and individuality.

A gated driveway leads into the grounds, offering parking for multiple vehicles and access to a substantial double garage complete with electric doors, power, lighting and water supply. The property is exceptionally well-equipped for modern life, with a Zappi electric vehicle charger, 7kW solar panel system, 20kW battery storage and automatic power backup ensuring energy resilience and efficiency. Mechanical Ventilation with Heat Recovery (MVHR) further enhances comfort throughout the home, delivering a continuous supply of fresh, filtered air while retaining warmth.

The front door opens into a welcoming vestibule, leading into a grand central reception hallway that immediately sets the tone for the space and scale that follows. Hardwood flooring runs throughout, complemented by excellent built-in storage, including a dedicated cloak cupboard and a further large storage area for household essentials.

At the heart of the home lies a remarkable living space of outstanding proportions. The extensive principal lounge and dining room creates a space that is both impressive and incredibly versatile. A wood-burning stove, set within a Honister slate surround, provides a striking focal point and a warm, inviting atmosphere. This space has evolved naturally over time, comfortably accommodating multiple seating zones, a home office area and even a bespoke bar space complete with water supply - making it ideal for both relaxed family living and entertaining on a larger scale.

Flowing seamlessly from the dining space is a stunning Mozolowski & Murray conservatory, a truly exceptional addition to the home. With its elegant arched glazing and expansive proportions, this light-filled space brings the outdoors in, offering uninterrupted views across the garden, which has been developed as a Forest Garden. It is a room that changes beautifully with the seasons, offering a tranquil setting for relaxation while maintaining a strong connection to the surrounding landscape.

The kitchen retains a wonderful sense of character, centred around a traditional gas-fired rapid heat Rayburn that adds warmth and authenticity. A range of fitted base and wall units provides practical storage, complemented by handcrafted Mexican tiles with decorative bird detailing, introducing colour and individuality. Open-plan access leads to a generous utility area designed for everyday functionality, while a rear porch provides direct access to the garden.

The bedroom accommodation is both generous and highly adaptable. The principal bedroom is a peaceful retreat with built-in storage, neutral décor and direct access to a private en-suite shower room. Four further double bedrooms provide excellent proportions for family or guests. A sixth room offers additional flexibility and has been used as a second sitting room, but is also equally suited to use as a home office, library or additional reception space depending on lifestyle needs.

The family bathroom is exceptionally spacious, fitted with a four-piece suite and extensive vanity storage, combining practicality with comfort in equal measure.

Above, a substantial attic space offers excellent additional storage which is partially floored, providing valuable practical space rarely found in homes of this style.

Outside, the Forest Garden is a defining feature of Gruinard. Extending to approximately half an acre, it has been organically maintained for over 30 years and represents a truly special outdoor environment. Mature apple, plum and walnut trees sit alongside established fruit bushes, ornamental planting and carefully preserved woodland areas that create privacy, shelter and year-round interest.

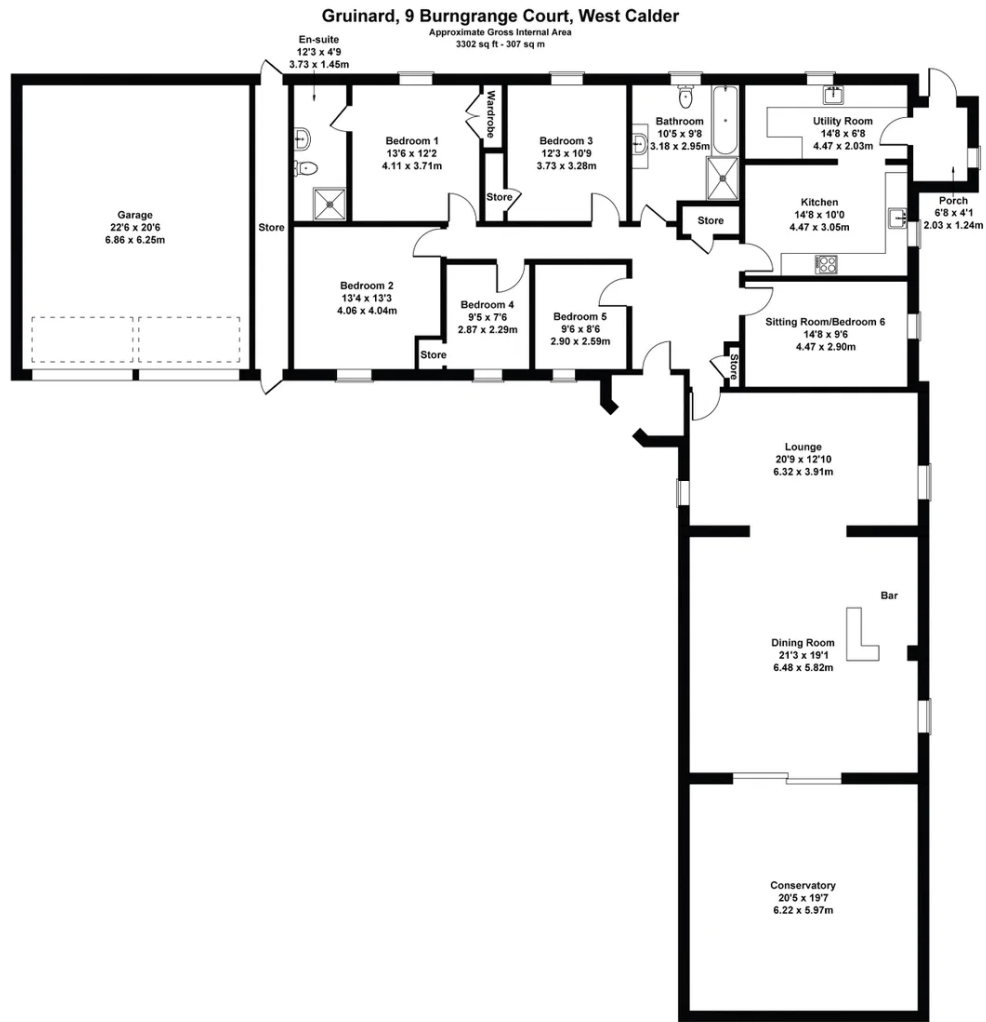
This is a garden alive with nature. Birdsong and wildlife are constant companions, while the changing seasons bring continuous variation in colour and texture. Practical elements are seamlessly integrated, including wood stores, a greenhouse and productive growing areas, ensuring the space is as functional as it is beautiful.

Whether enjoying a quiet morning coffee surrounded by birdsong, entertaining in the evening light or simply appreciating the sense of space and seclusion, the grounds offer a lifestyle that is increasingly rare.

Despite its peaceful setting, Gruinard remains exceptionally well-connected. West Calder's amenities, schooling, shops and railway station are all within easy reach, offering direct access to both Edinburgh and Glasgow. This rare balance of privacy and convenience is one of the home's most compelling qualities.



This image has been virtually staged for illustration purposes only.



Not to Scale. Produced by The Plan Portal 2026
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