

Peterkin & Kidd

Solicitors and Estate Agents

THE OLD SCHOOL HOUSE

HARBURN

WEST CALDER, EH55 8RP



OFFERS OVER £340,000

THE OLD SCHOOL HOUSE

HARBURN
WEST CALDER, EH55 8RP

Enjoying a semi-rural location, in the hamlet of Harburn, close to Harburn Golf Club, this detached character property (1900) offers great potential both internally and externally. It sits on a generous plot with outbuildings to the rear and what was previously the classroom, now a garage with inspection pit.

The surrounding area has good road links to the M8 and M9, a station with frequent services to Edinburgh and Glasgow and a bus service. The town of Livingston is a short drive away and offers a choice of supermarkets, a cinema, bars, restaurants, sport and leisure facilities as well as the Livingston Designer Outlet and Elements shopping mall.

The property is accessed via steps which lead to twin uPVC doors which lead to the vestibule and through to the dining hall.

The spacious living room is to the front with an electric stove, twin windows offering open aspects to farmland and a door with glass panes to the side. Please note there was a previously a deck to the exterior which has since been removed.

The breakfasting kitchen has twin windows to the front and is fitted with wall and base units with circular stainless steel sink and drainer and complementary worksurfaces. The ceramic hob, oven, fridge/freezer and the washing machine are included in the sale but are not warranted. Off the kitchen, there is an area which houses the tumble dryer and has a window to the front.

The inner hall leads to the 3 double bedrooms.

Bedroom 1 is to the side with ample space for freestanding furniture and a built-in wardrobe.

Bedroom 2 is a further double to the side with space for freestanding furniture.

Bedroom 3 is to the front with twin windows offering open aspects and space for freestanding furniture.

The rear hall gives access to the remainder of the accommodation. There is a part-tiled family bathroom which is fitted with a WC, wash hand basin and a bath with Triton shower and curved glass screen.

A store room to the rear has a stable door to the garden ground.

ACCOMMODATION

Entrance vestibule
Dining hall
Living room
Breakfasting kitchen, utility
3 double bedrooms
Family bathroom
Store room

Oil central heating, double glazing





GARDEN GROUND, GARAGE AND OUTBUILDINGS

There is a garden to the front which is laid to lawn with shrub borders and trees. In addition, there is a large, part-walled terrace to the side.

There is a tarmacadam driveway, with turning space, providing off-street parking. A gate at the end of the driveway leads to the grounds to the rear which give access to the garage / shed, stables/outhouses and summer house.

The garage is attached to the property and was formerly the classroom to the school. It still has its blackboard and coat hooks from that era. Previous owners installed an inspection pit which could prove useful for some prospective purchasers.

There are dilapidated stables to the rear and an outbuilding which has a sink and water and an outhouse which was previously used as a small cattery.

The insulated summerhouse (2025) has electricity and heating and is included in the sale.

SERVICES

Mains water and drainage to septic tank.

VIEWING

By appointment with Property Department on 01506 840000.

WHAT3WORDS
bike.vanish.owners

EXTRAS

All fitted floor coverings, curtains, white goods as specified, the bathroom fittings and the summerhouse are included in the sale.

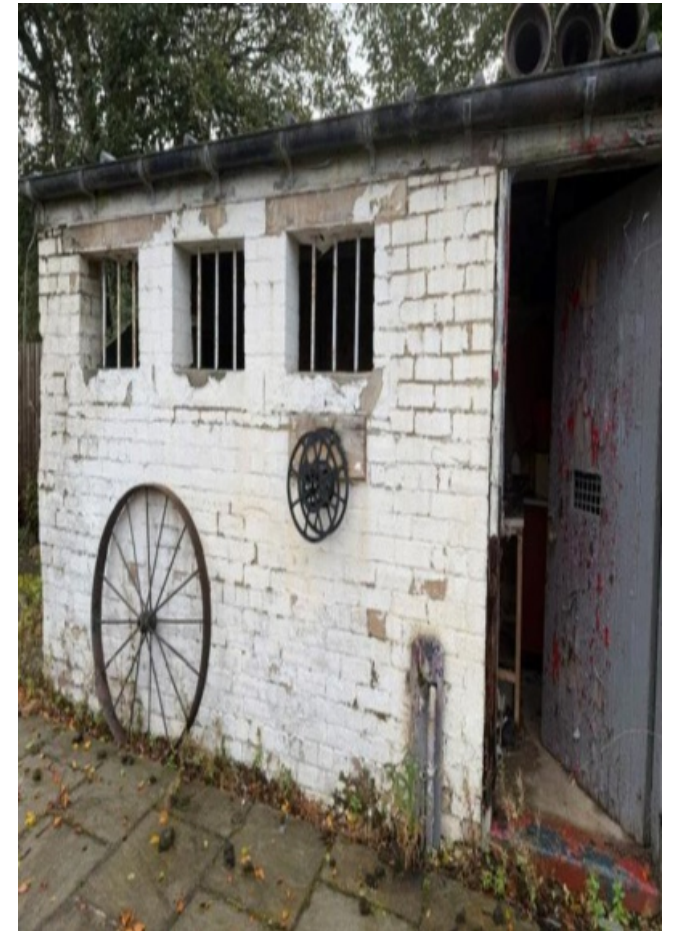


COUNCIL TAX BAND: E

OTHER

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale. The property is being sold as seen.

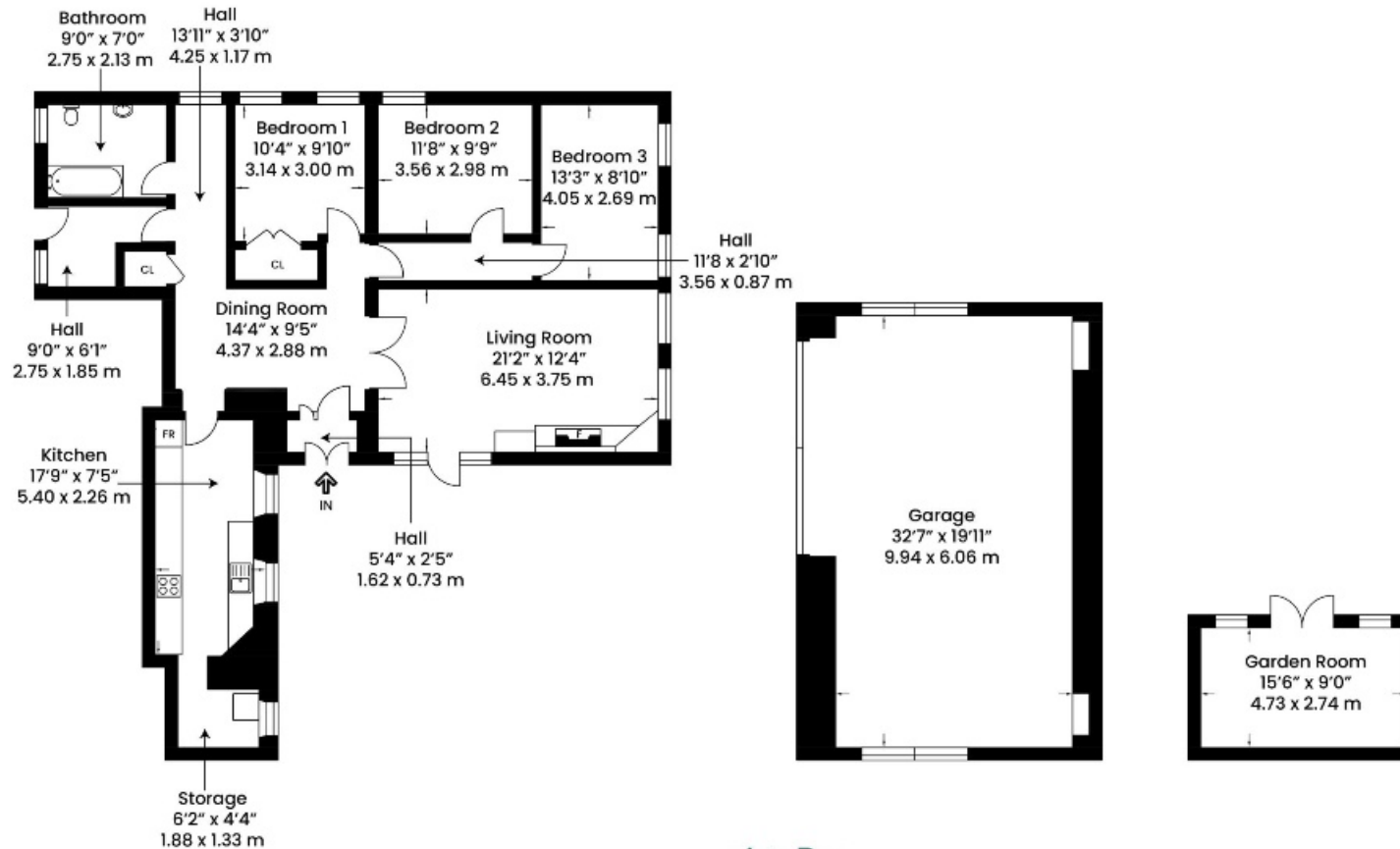
FORMER SCHOOL HOUSE WITH OUTBUILDINGS AND GARAGE WITH INSPECTION PIT





WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927) vistaBee 2028

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We can open doors for you

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