



78 Harburn Road, West Calder, EH55 8AT



## Welcome

Welcome to Harburn Road, set within generous, beautifully maintained grounds in the desirable West Calder area, this impressive four-bedroom detached bungalow offers spacious, flexible accommodation complemented by extensive private gardens, a dedicated garden office, a large, gated driveway offers ample parking for multiple vehicles and is complemented by car ports for additional covered parking. Enjoying a peaceful semi-rural setting while remaining conveniently close to local amenities and transport links and schooling; this property presents an ideal opportunity for families, professionals and those seeking a generous sized property on one level Presented to the market in good order throughout, we would recommend an early viewing.

- Vestibule and reception hallway
- Dual aspect living room
- Fully fitted kitchen equipped with wall and base units, breakfast bar and integrated appliances
- Dining room
- Four bedrooms, one with en suite
- Bathroom comprising WC, wash hand basin, bath and shower cubicle
- Gas central heating
- Double glazing
- Private gardens with patio areas
- Gated multi vehicle driveway
- Two car ports
- Garden office





## West Calder

West Calder offers a range of local amenities including shops, schools and leisure facilities, with excellent transport links to Edinburgh and Glasgow via nearby rail stations and road networks. The surrounding countryside provides beautiful walks and outdoor pursuits, making this an ideal blend of rural charm and commuter convenience.

## Agents note

Please note this property is a Dorran construction where lending may be restricted. It is advisable to check with your lender prior to booking a viewing.





# Get in touch

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## Property Hub:

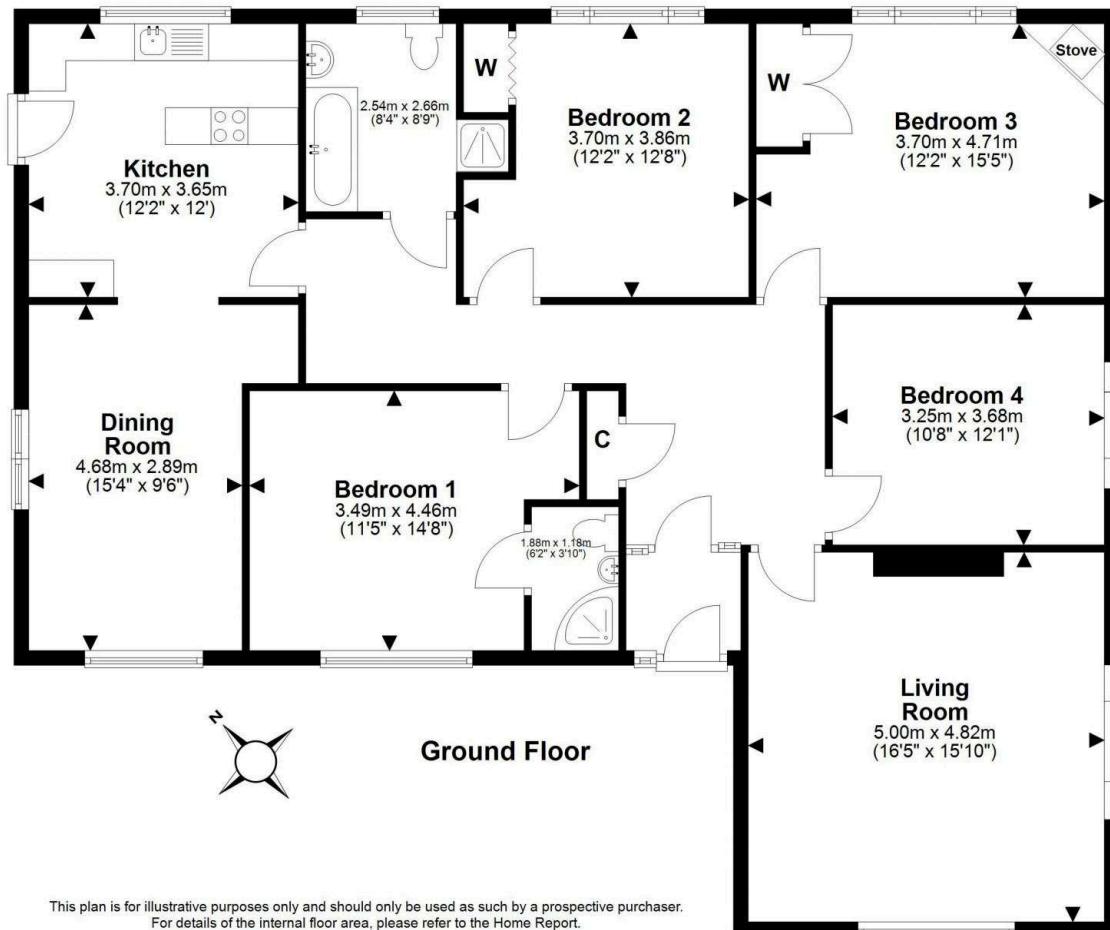
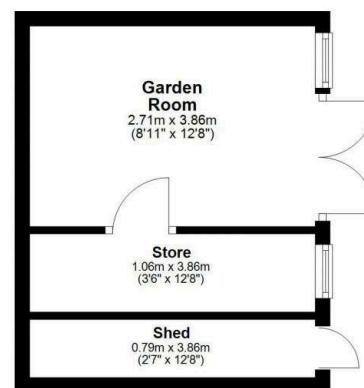
25-27 High Street, Dalkeith  
EH22 1JB

## Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

**Disclaimer:** Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein 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 for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.