



Harburn Road, West Calder, West Lothian, EH55 8AT



****Expansive Detached Villa****

Rarely Available

**Set on a Corner Plot
Circa 1840 sqf
++MUST BE SEEN++**

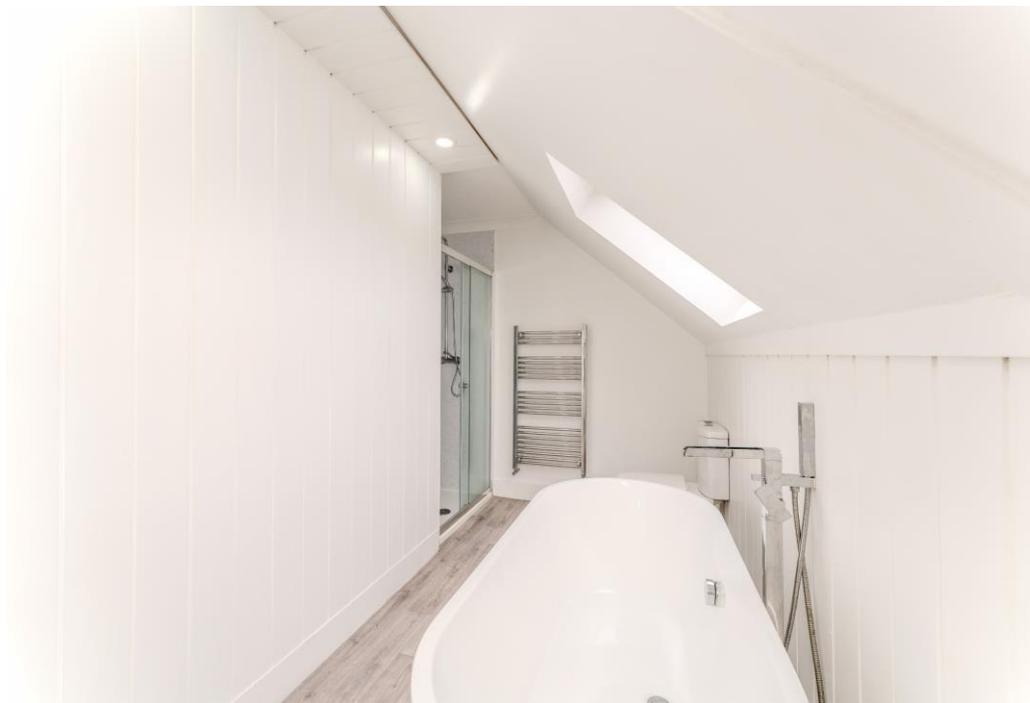
Janice Bennie and RE/MAX Property are delighted to offer to the market this unique, architect designed detached home which is situated in the very popular and centrally located area of Harburn Road, West Calder.

Indulge in luxurious living at our secluded retreat in West Calder, West Lothian. This exquisite property offers accommodation for all with four bedrooms and two grand bathrooms featuring lavish baths and walk-in showers. Entertain in style in the spacious lounge, while the kitchen, dining, and breakfasting room provide seamless connectivity. A family room adds extra space for relaxation or entertainment. Practical amenities include a utility room and W.C. Outside, a wrap-around garden awaits, complemented by a double garage for your convenience. Welcome to your ultimate sanctuary.

This property is situated within the popular town of West Calder. West Calder lies along the A71 and is well served by local amenities and services including health professionals, nurseries and schools. West Calder also benefits from a good bus service to outlying towns as well as its own train station and cycle routes. Close by lies the former new town of Livingston. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet.

Council Tax Band F
Tenure:- Freehold







Embark on a journey to refined living within the charming village of West Calder, where a secluded haven awaits behind majestic gates. This distinguished property stands as a testament to elegance and comfort, offering an array of luxurious accommodations amidst a backdrop of natural beauty.

Step into the embrace of sophistication with four generously appointed bedrooms, each exuding its own unique charm and tranquility. Luxuriate in the opulence of two grand bathrooms, where lavish baths and spacious walk-in showers invite you to unwind and rejuvenate in style.

The heart of this exquisite abode lies within its expansive lounge, a sanctuary of warmth and serenity perfect for hosting intimate gatherings or simply basking in quiet contemplation beside the crackling fireplace. Adjacent, the kitchen, dining, and breakfasting room seamlessly blend together, creating an inviting space where culinary delights and cherished moments unfold effortlessly.

Further enhancing the allure of this exceptional residence is the addition of a family room, providing an extra dimension of comfort and versatility for relaxation or entertainment. Meanwhile, practical amenities including a utility room and W.C. ensure that daily tasks are executed with utmost ease and efficiency.

Ascending to the upper floor, the master bedroom reigns supreme, offering a private retreat of unparalleled luxury. Adjacent, a walk-in wardrobe provides ample storage space, while a large family bathroom beckons with its promise of indulgent relaxation.

Beyond the confines of the interior, a verdant wrap-around garden beckons, offering a private oasis for al fresco dining, leisurely strolls, or simply communing with nature. With every detail meticulously curated to enhance both functionality and aesthetics, this outdoor sanctuary serves as an extension of the home's refined elegance.

Completing this idyllic picture of luxury living is a double garage, providing ample space to accommodate your vehicles with ease and convenience. Whether arriving home after a long day or preparing to embark on new adventures, this feature ensures that every aspect of your lifestyle is catered to with the utmost care and consideration.

Welcome to a world where luxury meets tranquility, where every moment is an opportunity to savor the finer things in life. Welcome to your ultimate sanctuary in the heart of West Calder, where sophistication and comfort intertwine to create a living experience unlike any other.

this property enjoys a prime location along the A71, offering easy access to an abundance of local amenities and services. From health professionals to nurseries and schools, West Calder caters to the diverse needs of its residents.

Commuters and explorers alike will appreciate the town's excellent transportation links, including a reliable bus service, its own train station, and well-maintained cycle routes. Additionally, the nearby former new town of Livingston adds to the allure of the area, boasting a wealth of amenities that include supermarkets, a cinema, bars, restaurants, and various sport and leisure facilities.

Shopping enthusiasts will delight in the diverse retail landscape of Livingston, which features everything from high street favorites to charming local boutiques. For those seeking designer brands at discounted prices, the Livingston Designer Outlet promises an unparalleled shopping experience.

Experience the convenience and vibrancy of West Calder, where urban amenities blend seamlessly with suburban charm, offering a lifestyle of comfort and accessibility.



Entrance Hallway - 5' 7" x 7' 5" (1.7m x 2.27m)

Front Hallway - 9' 9" x 5' 9" (2.97m x 1.74m)

Lounge - 24' 4" x 18' 2" (7.41m x 5.54m)

Bedroom - 9' 7" x 10' 4" (2.91m x 3.14m)

Family Bathroom - 9' 3" x 9' 3" (2.81m x 2.83m)

Kitchen/Dining/Family Area - 22' 10" x 14' 5" (6.96m x 4.4m)

Utility Room - 5' 7" x 7' 11" (1.7m x 2.42m)

W.C. - 3' 9" x 4' 3" (1.15m x 1.3m)

Bedroom - 11' 11" x 9' 10" (3.63m x 3.00m)

Bedroom - 11' 11" x 9' 10" (3.63m x 3.00m)

Family Room - 18' 0" x 11' 6" (5.49m x 3.5m)

Upstairs Hallway - 12' 7" x 7' 7" (3.83m x 2.3m)

Master Bedroom - 16' 1" x 12' 7" (4.91m x 3.83m)

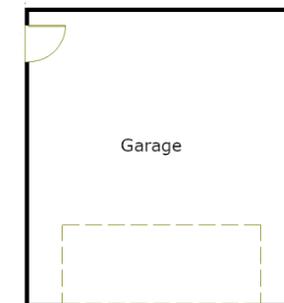
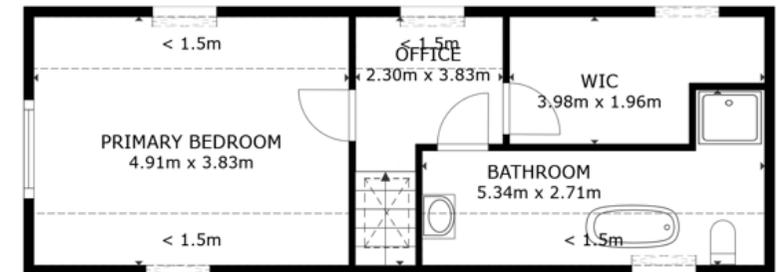
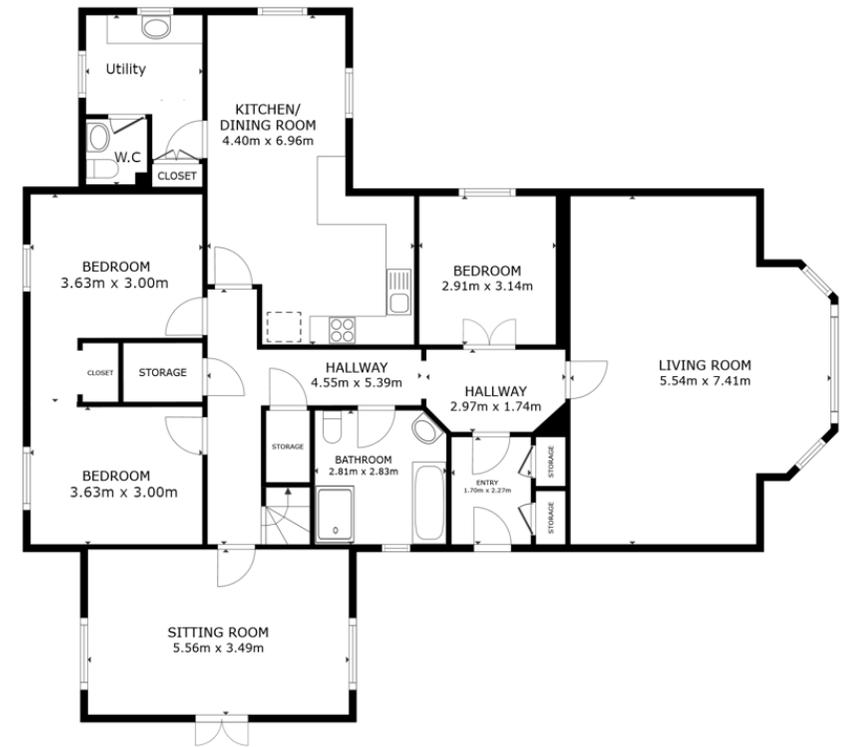
Upstairs Walk-In Wardrobe - 13' 1" x 6' 5" (3.98m x 1.96m)

Upstairs Bathroom - 17' 6" x 8' 11" (5.34m x 2.71m)

Gated Entrance

Double Garage

Rear Garden







RE/MAX PROPERTY

“Nobody in the world sells more property than RE/MAX”



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		73	82
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland	EU Directive 2002/91/EC		



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