61 HARBURN ROAD
WEST CALDER

STEWART WATT & CO.

RESIDENTIAL PROPERTY



A rare opportunity to purchase a traditional detached four bedroom family home set on a leafy residential street on the south east side of the West Lothian village of West Calder.

VIEWING BY APPOINTMENT ONLY
CALL: 01506 872911

OFFERS OVER £399,999

- Four-bedroom traditional detached house
- Spacious sitting room
- Dining room
- Separate naturally lit kitchen
- Utility room
- Three double bedrooms
- Fourth smaller bedroom/office
- Two shower rooms
- Double glazing and gas fired central heating
- Front and back gardens
- Adjoining garage
- Off road parking



















This stone-built house is set under a slate hip roof with an attractive conical roof canopy over the upper floor bay window. The house has well established back and front gardens. The later addition of an adjoining garage is accessed by a monoblock driveway that also provides off street parking.

The front door opens into the hall that is naturally lit from the widow on the stair's half landing. The hall provides direct access to all ground floor rooms and also has a large store cupboard. The spacious bay windowed sitting room overlooks the front garden. There is a separate dining room with an adjoining door through to the kitchen. The utility room houses the gas fired central heating boiler and, to the back of the house, there is a naturally lit shower room. To complete the ground floor accommodation, a vestibule, leading off the hall, gives access to the back garden.

The stairs lead to the half landing from which the smallest bedroom that would also make an ideal study or office is accessed. It also provides a further useful store cupboard. The stairs continue to the main landing that again has a built-in cupboard. The comfortable principal bedroom has a bay window and there are a further two double bedrooms. The naturally lit shower room has a three piece suite. The house is double glazed and has gas fired central heating.

Sitting room
Spacious bay windowed sitting room with fireplace with electric fire and shelved alcoves to each side

Dining room
Dining room overlooking the front garden with fireplace with period wooden mantel. Adjoining door to kitchen

Kitchen
Bright airy rear facing kitchen with plentiful storage and work surfaces with splashbacks, slot in appliances and twin hob Aga. The room is large enough to accommodate a table and chairs

Utility room
The utility room houses the gas fired central heating boiler

Three double bedrooms
Three double bedrooms, the principal bedroom overlooks the front garden and has a bay window. All three have ample space for all required freestanding furniture

Fourth smaller bedroom
The fourth smaller bedroom that also makes an ideal study or office is accessed off the half landing

Shower rooms
There are shower rooms on both the ground and first floors. They are both naturally lit and have three piece suites

External
The house has well established back and front gardens. The later addition of an adjoining garage is accessed by a monoblock driveway that also provides off street parking

The property is sold as seen and presented within the marketing materials and home report

Location
Harburn Road lies on the south east side of the village of West Calder, situated in West Lothian. The village's bustling Main Street offers a variety of independent shops, a Scotmid supermarket for daily groceries and provisions, and a choice of cafes, pubs and eateries, while more extensive shopping is available at The Livingston Centre, formerly Almondvale Shopping Centre and The Livingston Designer Outlet that are both within easy reach that together offer more than 100 high-street stores and designer outlets.

West Calder has its own primary school, while secondary education is available at West Calder High School, a state-of-the-art school built in 2018. The 1,100 pupil capacity school is West Lothian's biggest single investment in education and has been designed with the pupil experience at its core, as well as providing facilities accessible to the local community.

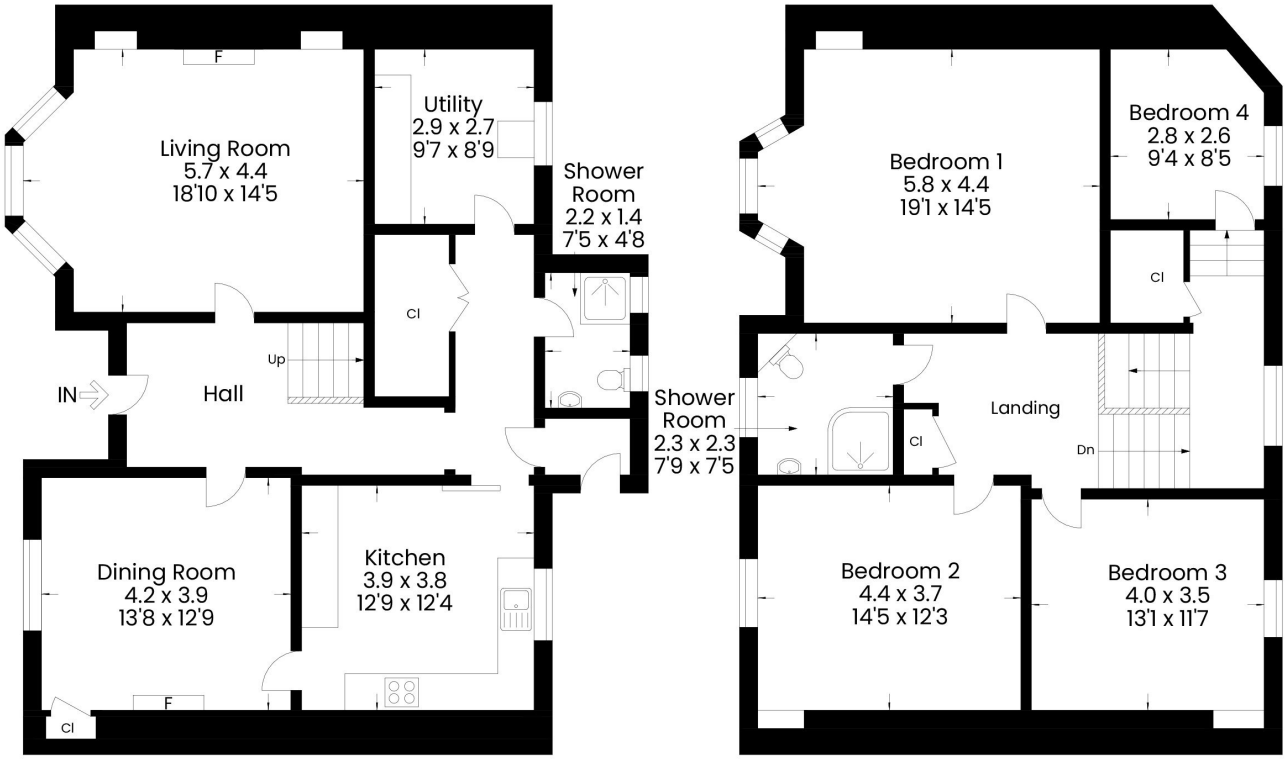
Sport, exercise and leisure are catered for by West Calder's community centre with its fully equipped gym, a dance studio, an outdoor pitch, and tennis courts.

Ideal for commuters, West Calder has road links via the M8 motorway network to Edinburgh and Glasgow and its own railway station that operates regular services to both Edinburgh and Glasgow.

Tenure: Freehold
Council Tax: Band F
EPC rating: Band D







Ground Floor

First Floor

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 2025



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All measurements are approximate and are generally taken from the widest point.