

Robinhill

100 HARTWOOD ROAD, WEST CALDER, EH55 8DG



AN EXCEPTIONAL DETACHED HOME WITH FIVE
BEDROOMS, TRIPLE GARAGE AND PANORAMIC VIEWS



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Nestled within a picture-postcard countryside setting, Robinhill is an exceptional residence that masterfully blends refined living with the peaceful charm of rural West Lothian. Set on an expansive, beautifully landscaped plot surrounded by open fields and sweeping views, this outstanding home offers complete privacy while remaining just minutes from West Calder and key commuter routes, making it a rare find for those seeking space, tranquillity, and everyday convenience.

“...Robinhill captivates with its impressive kerb appeal, meandering path, and mature gardens that frame the home...”

THE PROPERTY

From the moment you arrive, Robinhill captivates with its impressive kerb appeal, meandering path, and mature gardens that frame the home with natural elegance. Step inside and you are greeted by an interior that radiates warmth, sophistication, and a sense of calm. Designed with both everyday living and entertaining in mind, the home flows effortlessly from room to room, with each space thoughtfully laid out and immaculately maintained.



“...The heart of the home lies in the open-plan kitchen, dining, and family living area—a stunning, light-filled space...”

THE PROPERTY

The heart of the home lies in the open-plan kitchen, dining, and family living area—a stunning, light-filled space with contemporary finishes, a central island, and views over the gardens, ideal for hosting gatherings or enjoying peaceful mornings.













A second lounge, tucked away to the side, provides the perfect setting for cosy evenings or quiet relaxation.



The ground floor features three generous double bedrooms, all tastefully decorated and flooded with natural light.





These are serviced by a beautifully appointed family bathroom, with additional practical spaces including a large utility room and guest WC.



Upstairs, the sense of luxury continues with two further bedrooms





One of which enjoys a substantial walk-in dressing room that could easily double as a nursery, studio, or private retreat. Each room feels peaceful and purposeful, creating the flexibility for multigenerational living, visiting guests, or growing families.









“...Manicured lawns, flowering borders, and a charming curved patio area create a garden that is both functional and enchanting...”

THE EXTERIOR

Outside, the grounds are every bit as impressive as the interior. Manicured lawns, flowering borders, and a charming curved patio area create a garden that is both functional and enchanting. Children will love the dedicated play area, while adults can savour the outdoor space from the sun terrace or firepit area. A substantial triple garage offers storage, parking, or workshop potential, and a detached outbuilding opens up exciting possibilities for use as a home office, snug, artist's studio, or guest annex.



THE EXTERIOR

Set behind secure fencing with a long private driveway, Robinhill feels like a world of its own. Yet it lies within easy reach of excellent schools, local shops, train links, and major road networks, striking the perfect balance between rural seclusion and accessibility.

For those seeking a home of substance, style, and soul, Robinhill is a place to fall in love with—a rare opportunity to secure a premium lifestyle in one of West Lothian's most desirable settings.









THE LOCATION

West Calder is a vibrant village that offers the perfect balance between countryside tranquillity and commuter convenience. Surrounded by open farmland and rolling hills, the area provides a peaceful, semi-rural lifestyle without sacrificing connectivity to major towns and cities.

For those who need to travel, West Calder is exceptionally well positioned. The village benefits from its own railway station, offering direct links to Edinburgh in approximately 30 minutes and Glasgow in under an hour—ideal for daily commuters and city explorers alike. Major road networks, including the A71, M8 and M9 motorways, are easily accessible, making travel across the central belt swift and straightforward. Edinburgh Airport is also within a 25-minute drive, perfect for business and leisure travel.

Locally, West Calder boasts a good selection of everyday amenities, including supermarkets, independent shops, cafés, and restaurants, along with reputable primary and secondary schooling options. For outdoor enthusiasts, the surrounding countryside, nature reserves and walking trails provide endless opportunities to enjoy the great outdoors, while nearby Livingston offers extensive shopping, leisure, and entertainment facilities.

With its combination of village charm, scenic surroundings, and outstanding transport links, West Calder continues to attract those looking for a quieter pace of life without compromising on accessibility. Whether commuting for work, education, or travel, this location offers the very best of both worlds.





Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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