

1 Harburn Road

WEST CALDER, WEST LOTHIAN, EH55 8AQ



*RARELY AVAILABLE 5 BED VICTORIAN FAMILY
HOME WITH MODERN UPGRADES*



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McEwan Fraser Legal is delighted to present Marionville to the market. Built in 1882, No. 1 Harburn Road is a distinguished Victorian family home that perfectly blends period elegance with cutting-edge modern comfort. Set in the heart of West Calder, this rarely available residence offers generous accommodation across three levels, combining traditional craftsmanship with a host of contemporary upgrades.

THE PROPERTY

A welcoming vestibule opens to a grand reception hall, where high ceilings, intricate cornicing and natural wood finishes immediately convey the home's timeless character. To the front, the elegant living room enjoys a bright open aspect through tall sash windows, with a feature fireplace providing an inviting focal point. Across the hall, the formal dining room offers a refined space for entertaining, complete with another striking fireplace and a charming window seat overlooking the garden.









THE PROPERTY

The kitchen strikes the perfect balance between heritage and modern design, fitted with sleek cabinetry, tiled splashbacks and solid wood worktops. The adjoining utility room offers additional storage and space for laundry appliances, maintaining both style and practicality. A contemporary cloakroom completes the ground-floor layout.







THE PROPERTY

Moving to the first floor, four spacious bedrooms provide flexible family living, all tastefully presented with calming décor and ample fitted storage. The family bathroom on this level exudes luxury, featuring twin sinks, a deep bath and a separate walk-in shower.









THE PROPERTY

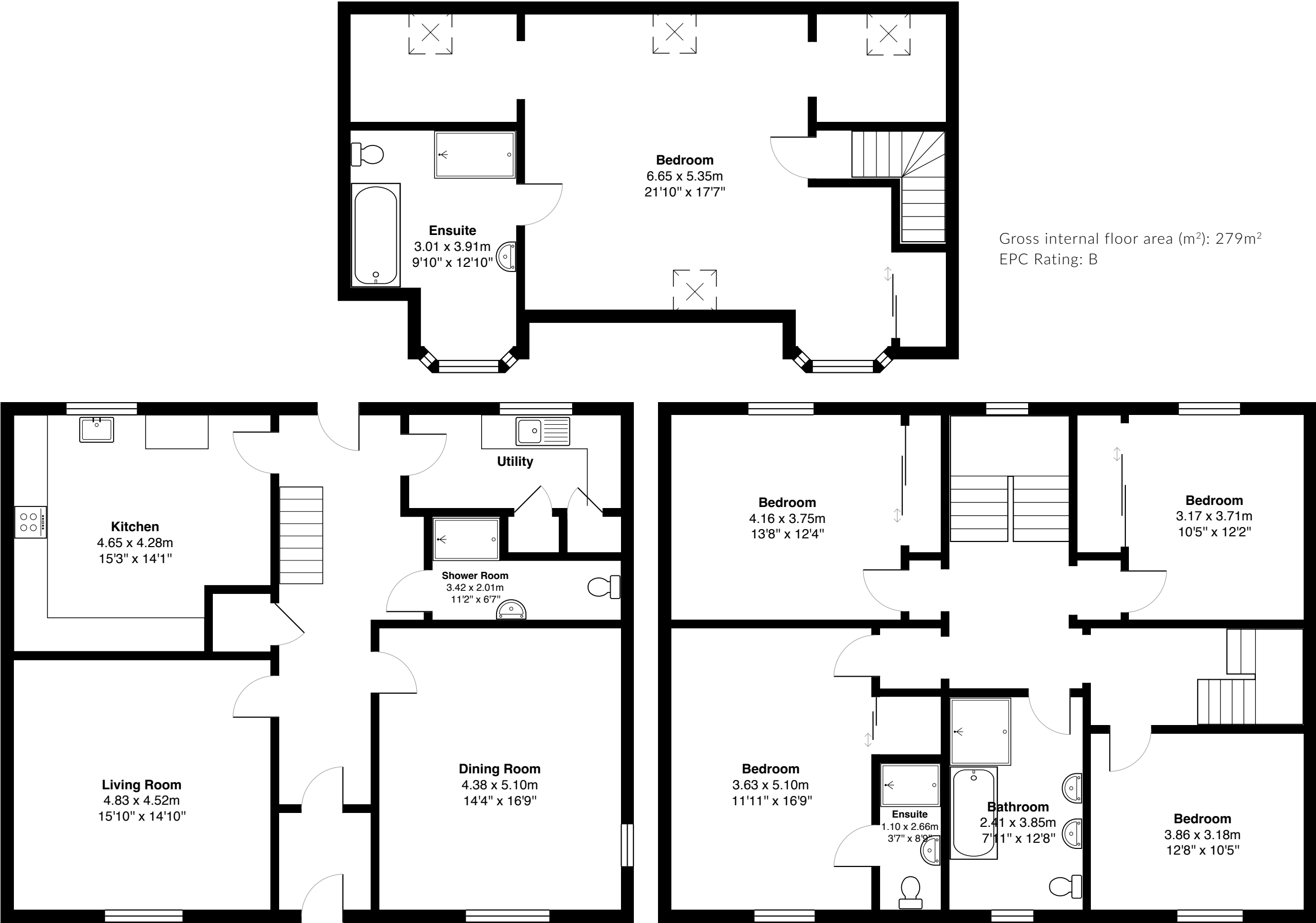
The top floor reveals a truly spectacular principal suite spanning the full width of the home. This serene retreat includes extensive fitted wardrobes, dormer windows drawing in natural light, and a stunning en-suite bathroom with twin basins, a walk-in shower and a free-standing bath, offering a space designed for complete relaxation.

The property's period charm is complemented by a suite of modern, energy-efficient technologies. A solar PV system with a lucrative feed-in tariff, air source heat pump, underfloor heating and battery storage work seamlessly together to enhance comfort while reducing environmental impact. An electric vehicle charging station adds further convenience for modern living.









THE EXTERIOR

Outside, the landscaped gardens are designed for both recreation and entertaining, featuring expansive lawns, a generous decking area and a delightful barbecue hut perfect for gatherings year-round. The property also benefits from a private driveway offering ample off-street parking.

Marionville offers the best of both worlds: the grace and grandeur of Victorian architecture paired with the sophistication of contemporary living and cutting-edge sustainability. A truly remarkable home where heritage and modern innovation meet in harmony.







THE LOCATION

Perfectly positioned in West Calder, Marionville captures the best of village life. The bustling high street, with local shops, cafes, and conveniences like a pharmacy and post office, is a short stroll away, creating a welcoming community. The library sits directly opposite, adding charm.

Families are served by nearby, highly-regarded schools. For recreation, Harburn Golf Club is five minutes away, and the surrounding landscape offers rich walking and cycling routes, including Almondell and Calderwood Country Park. The nearby Shale Trail offers scenic routes through West Calder's countryside, perfect for weekend adventures, dog walks and picnics surrounded by nature.

West Calder is exceptionally well-connected. The train station, a short walk away, provides direct links to Edinburgh and Glasgow, with easy motorway access and Edinburgh Airport under thirty minutes away. With a new museum underway, the vibrant community continues to evolve.

Marionville offers a lifestyle blending village tranquillity with modern convenience and connectivity.



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