

15 Harburn Road

WEST CALDER, WEST LOTHIAN, EH55 8AQ



CHARMING 4 BED PERIOD HOME WHERE TIMELESS CHARACTER MEETS HIGH-QUALITY CONTEMPORARY LIVING



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THE PROPERTY

McEwan Fraser Legal is delighted to present 15 Harburn Road to the market. From the moment you approach the property, there is an immediate sense of presence and architectural charm, with its traditional stone facade and classic proportions setting the tone for what lies within.

Stepping inside, the home opens into a beautifully presented entrance hallway, where original features, including intricate detailing and stained glass, create a striking first impression. The sense of space and craftsmanship is evident straight away, with high ceilings and elegant finishes continuing throughout.





THE PROPERTY

The main living room is a standout space, combining scale, natural light and period character. A stunning bay window draws in daylight and enhances the proportions of the room, while cornicing and a feature fireplace provide a focal point that anchors the space. The decor has been carefully considered, blending soft, modern tones with traditional detailing to create a room that feels both refined and comfortable.



THE PROPERTY

To the rear, the property opens into an impressive kitchen and dining space that has been thoughtfully upgraded to a high standard. Sleek, contemporary cabinetry is paired with quality work surfaces and integrated appliances, delivering a clean and modern finish while remaining in keeping with the overall style of the home. A central island with breakfast bar seating creates a natural hub for both everyday living and entertaining, while the open layout allows for a seamless connection between cooking, dining and social space. A feature fireplace within this area adds warmth and character, reinforcing the balance between old and new.

A separate utility room provides additional practicality, keeping the main kitchen space uncluttered and functional.







THE PROPERTY

The bedroom accommodation continues the theme of space and versatility. The principal bedroom is particularly impressive, featuring a large bay window, detailed cornicing and generous proportions that create a calm and elegant retreat. The remaining bedrooms are all well-proportioned and adaptable, offering flexibility for family living, guest accommodation or home working. The fourth bedroom is more compact, ideally suited as a single bedroom, dressing room or home office, providing additional versatility to suit a range of lifestyle needs.



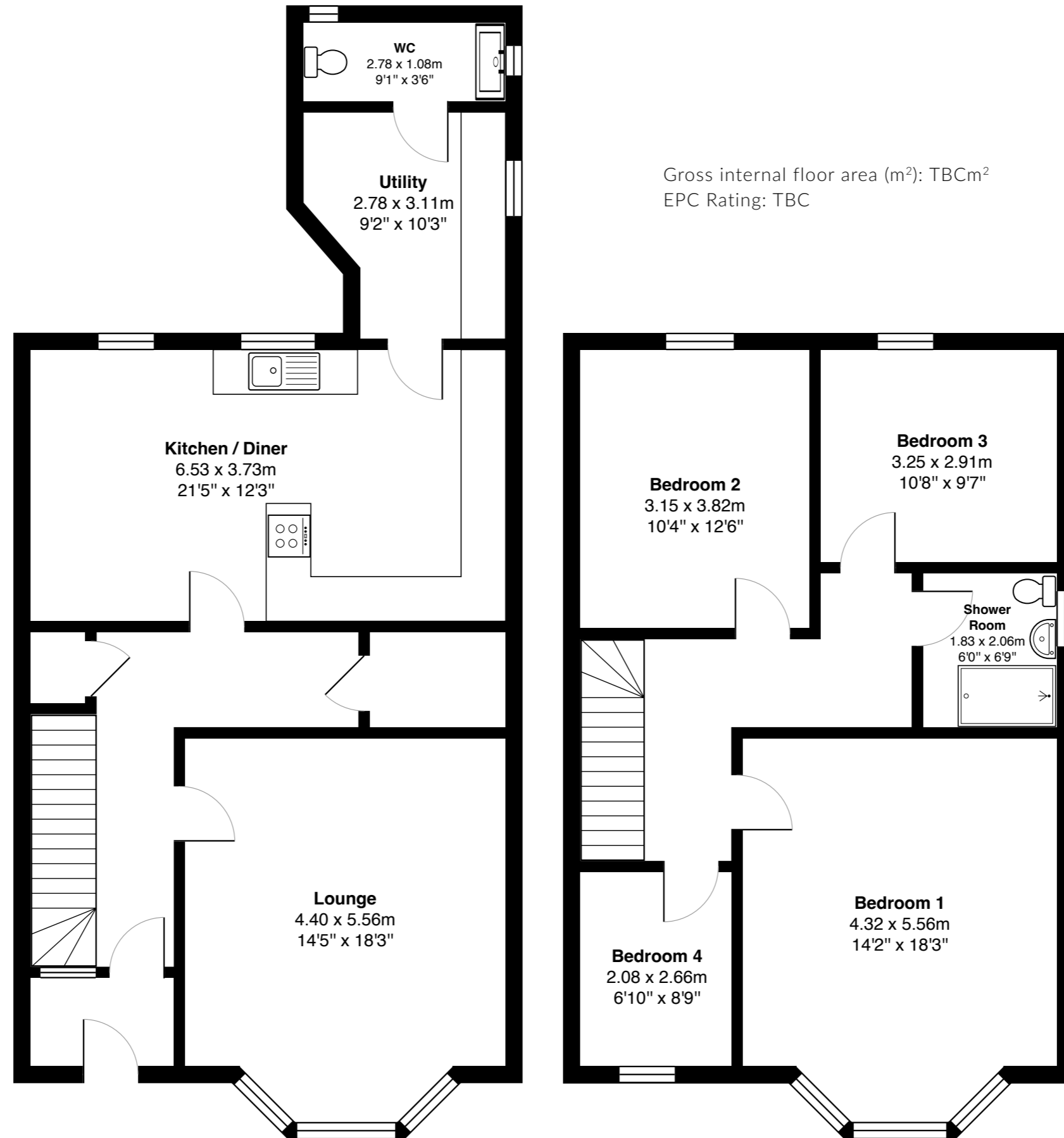


THE PROPERTY

The bathroom has been finished to a high standard, showcasing a contemporary design with quality fittings, stylish tiling and a sleek, modern aesthetic that complements the rest of the home.







THE EXTERIOR

Externally, the property benefits from a well-maintained garden space that offers both patio and lawn areas, ideal for relaxing or entertaining. A detached outbuilding further enhances the offering, providing excellent additional space that could serve a variety of purposes, including storage, workspace or hobby use.

This is a home that successfully blends the character and craftsmanship of a traditional property with the comfort and finish of modern living. It offers generous proportions, high-quality upgrades and a layout that works effortlessly for both everyday life and entertaining. Viewing is recommended to appreciate this property and what it has to offer.





THE LOCATION

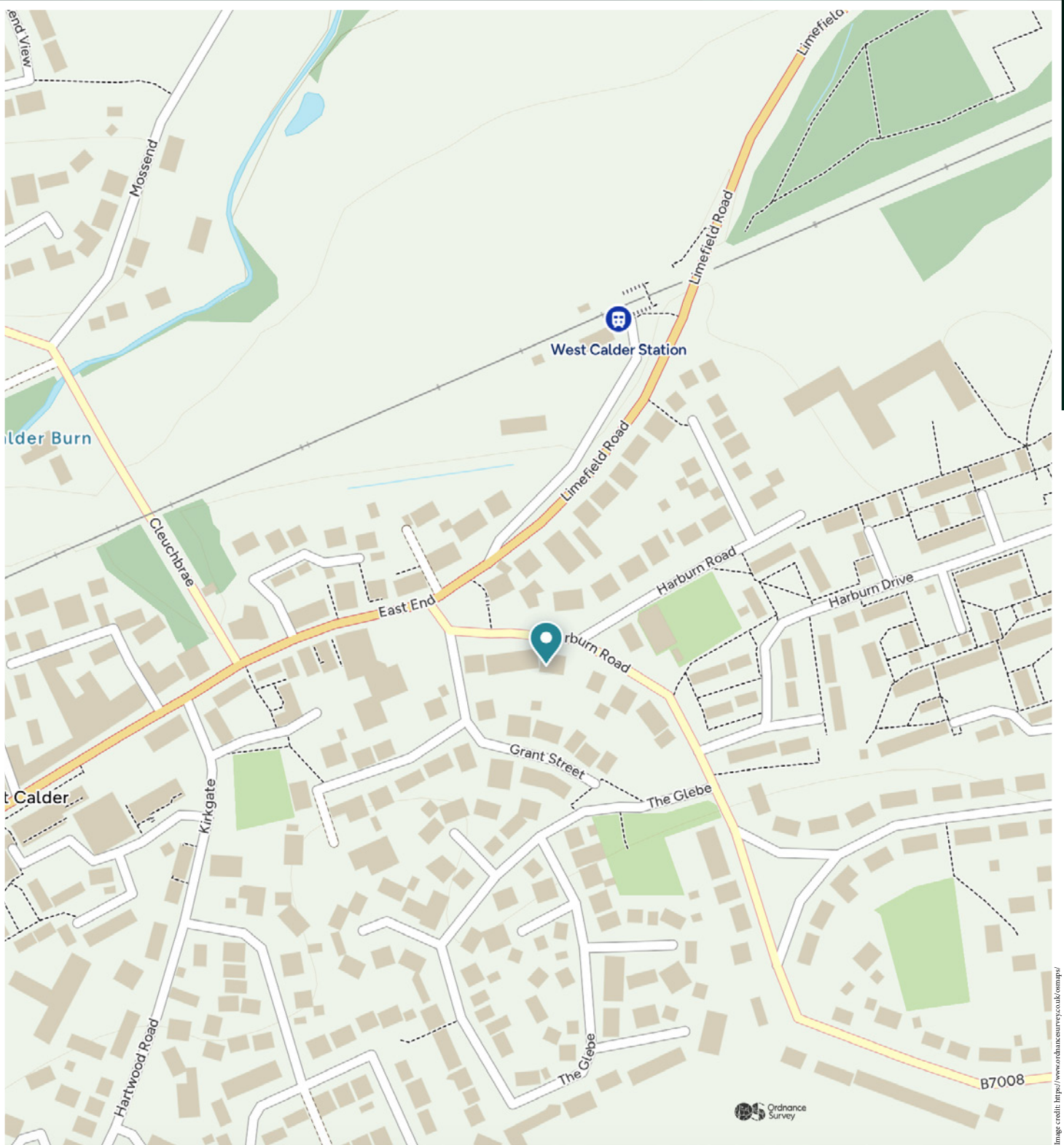
Perfectly positioned in the heart of West Calder, the property captures the best of village life. The bustling high street offers local shops, cafés, and independent businesses, creating a welcoming atmosphere. Pharmacies, the post office, hairdressers, and the nearby library add everyday convenience. Families benefit from highly regarded local schools, including Parkhead Primary and West Calder High, both just minutes away.

Outdoor enthusiasts enjoy Harburn Golf Club (five minutes' drive) and scenic walking and cycling routes through countryside, woodland, and parks. The Shale Trail is ideal for weekend walks and dog outings.

West Calder is exceptionally well connected. The train station offers direct links to Edinburgh and Glasgow, while the M8 and M9 provide easy travel across Central Scotland. Edinburgh Airport is reachable in under thirty minutes. The village continues to evolve, with a new museum under construction and expanding amenities.

Overall, this location offers a beautiful home and a lifestyle balancing tranquil village living with modern convenience and connectivity.





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