





Incredible Semi-Rural Home!

Niall McCabe & RE/MAX Property are delighted to welcome to the market number 5 Harburn – a magnificent 3-bedroom semi-detached Arts & Crafts cottage located in a tranquil, semi-rural locale. The property has been lovingly upgraded and cared for by the current owners and is a once in a lifetime, versatile yet characterful home! Accommodation comprises; incredible lounge, gourmet kitchen, formal dining room, 3 double bedrooms, 2 bathrooms, luscious gardens, multiple outbuildings & a custom build summer room in the garden.

Harburn, nestled in the heart of West Lothian, is a peaceful rural hamlet known for its scenic beauty, expansive countryside, and charming character. Surrounded by rolling fields and woodlands, it offers a tranquil lifestyle while still being within easy reach of nearby towns such as West Calder and Livingston, as well as excellent transport links to Edinburgh and Glasgow. A hidden gem for those seeking a blend of country serenity and commuter convenience.

Freehold

Council tax band D

No Factor Fee

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Lounge

17' 4" x 12' 6" (5.29m x 3.82m)

Step into refined elegance in this exceptional formal lounge, where timeless luxury meets breath-taking design. A grand feature bay window, adorned with exquisite panelling, frames sweeping, uninterrupted views that stretch for miles. At its heart, a stunning fireplace offers a captivating focal point, its charm accentuated by the rich warmth of stripped solid wood flooring.

Dining Room

13' 7" x 11' 11" (4.14m x 3.62m)

Discover refined versatility in this beautifully appointed formal dining room, where elegance meets modern practicality. Bathed in natural light and overlooking a charming side garden, this inviting space offers a tranquil setting for intimate dinners or lively gatherings. Sleek modern flooring adds a contemporary touch, while seamless access to the kitchen ensures effortless entertaining. Designed with flexibility in mind, this room easily transforms to suit your lifestyle

Kitchen

15' 9" x 10' 3" (4.80m x 3.13m)

This custom-designed, bespoke kitchen is a true culinary haven—thoughtfully crafted with an array of elegant wall-mounted cabinets, clever storage solutions, and seamlessly integrated appliances. A stylish and functional space, perfect for creating memorable meals for those you love.

Bedroom 1

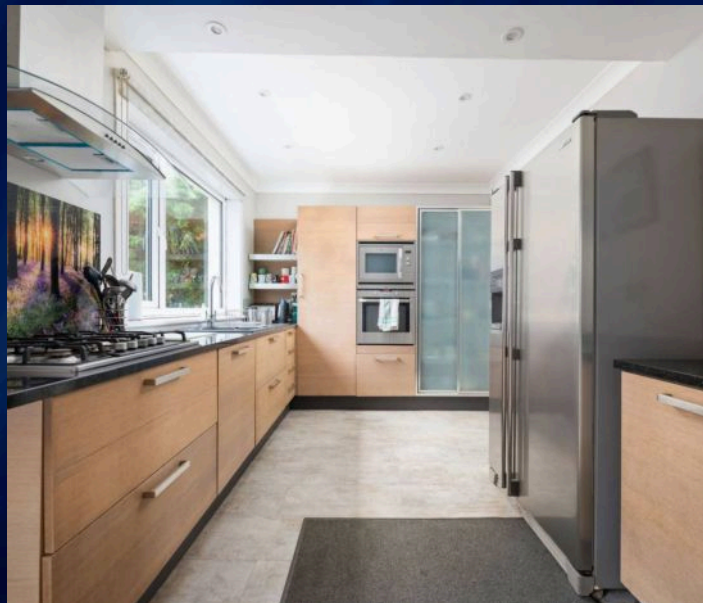
24' 3" x 10' 11" (7.39m x 3.33m)

Bedroom One is a spacious retreat of fabulous proportions, featuring plush carpeted flooring, fresh, modern decor, and a light-filled dressing area framed by rear-facing windows—an inviting blend of comfort and style.

Family Bathroom

9' 8" x 4' 6" (2.94m x 1.36m)

This stylish 3-piece family bathroom features a generous bathtub, elegant, glazed wall detail, sleek wash basin, and W.C.—a bright and inviting space for everyday comfort.



Bedroom 2

12' 5" x 14' 8" (3.78m x 4.46m)

Bedroom Two is a charming double, beautifully finished with fresh décor and complementary carpeting, all set against a backdrop of stunning rolling views—serene and effortlessly stylish.

Bedroom 3

15' 4" x 10' 10" (4.68m x 3.30m)

Bedroom Three is a bright and versatile space with soft carpeting and fresh finishes – perfect as a comfortable bedroom, stylish home office, or cosy hobby room to suit your lifestyle.

Shower Room

5' 3" x 4' 8" (1.60m x 1.41m)

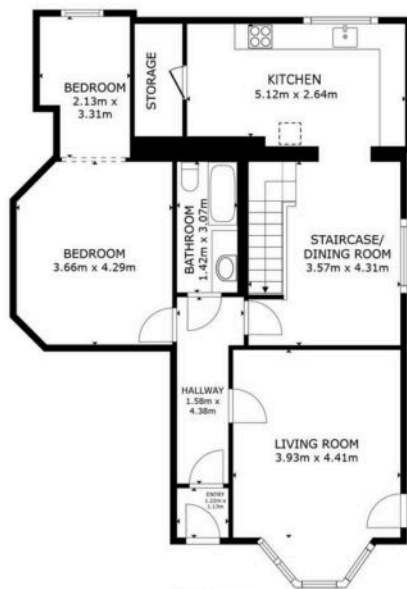
The upstairs shower room offers a fresh, modern feel with neutral tones, a sizeable shower enclosure, sleek wash basin, and W.C.—a practical and polished addition to the home.

Exterior

Externally, the property stands proudly amongst gorgeous grounds! To the front there is a sizeable lawn, which has been impeccably cared for and is set along colourful planting and shrubbery. A gravel driveway leads from front to rear and is gated for full privacy.

The rear area is expansive & private – there are multiple outbuildings which could be ideal for storage working units, family members or for vehicles – a true gem! A detached Summer House stands proud to the top section of the secret garden and is a lovely spot to relax and unwind after a long day.





FLOOR 1



FLOOR 2



RE/MAX Property

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