



## **GLEBEMOUNT**

*25 Harburn Road, West Calder, West Lothian, EH55 8AJ*







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**A handsome and substantial detached house providing characterful and generously proportioned accommodation with private garden ground and within commuting distance of Edinburgh and Glasgow.**

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### Accommodation

**Ground Floor:** Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Breakfasting Kitchen, Study/Bedroom 4, WC.

**First Floor:** Principal Bedroom, two Double Bedrooms, Bathroom, Shower Room

**Exterior:** Established and enclosed gardens of notable colour and diversity with generous areas of lawn and a patio terrace.

Private driveway. Garage. Greenhouse. Summer House.



## GLEBEMOUNT

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### Situation

Glebemount is situated on a pleasant residential street in the village of West Calder, located four miles west of Livingston and is ideally placed for the commuter. West Calder railway station is approximately a 10 minute walk from the house which offers regular services to Edinburgh and Glasgow as well as destinations in between and the M90 and Forth Road Bridge, about 25-30 minutes drive, allow swift communications to Edinburgh and its international airport as well as north towards Perth and Dundee.

The village was an important centre in the oil industry in the 19th and 20th centuries and lies along the ridge above the Calder burn. West Calder has a High Street with a selection of pubs, shops, and services. The Railway Inn is a Category C listed public house on the Main Street, built circa 1895. The village is a 10-minute drive from Livingston, which offers a broader range of amenities and facilities, including the Almondvale Shopping Centre and the McArthur Glen Retail Village.

Primary schooling is available at Parkhead Primary School and West Calder High School provides secondary school education for the village and surrounding area. The school moved to a new award-winning building in 2018.

The surrounding area hosts a wealth of leisure facilities and attractions, naming but a few: Harburn Golf Club; the Dalmahoy Country Club with its championship golf course, hotel and spa; Deer Park Golf and Country Club in Livingston; the Edinburgh International Climbing Arena by Ratho; and Jupiter Artland, a revered sculpture park and gallery.

There are a wealth of footpaths and cycle paths in the local country parks, which include Almondell and Calderwood as well as Beecraigs, and the Pentland Hills Regional Park are also nearby. The Shale Trail is a 16 mile walking and cycling historical route between West Calder and Winchburgh via Livingston and Broxburn using the Union Canal.





The City of Edinburgh offers all the cultural and cosmopolitan attractions you would expect of Scotland's capital. In addition, there are independent schools readily available in Edinburgh, including Clifton Hall School at Newbridge and many others.

### Description

Glebemount is a bright and spacious detached house that dates from circa 1890. The current owners have diligently renovated and upgraded the house whilst maintaining many period features such as paneled doors, Victorian tiled floor, cornicing, ceiling roses, period fireplaces and an array of stained-glass windows. The property provides the most comfortable modern living accommodation situated on an elevated plot with established private garden ground. The house has generous, well-proportioned accommodation that offers flexibility of use and a highly specified interior.

Glebemount is approached through metal gates which open out into a generous driveway that sweeps towards the house providing ample car parking to the side and rear of the house and provides approach to the detached Garage and the rear garden.

Stone steps lead to a solid timber door with external lantern light leading into the Entrance Porch with Victorian tiled floor and decorative stained-glass panels. A decorative etched glass paneled door opens into the Entrance Hall with natural light emanating from a series of enhancing windows framing the staircase. The Entrance Hall with ceiling rose is a welcoming space giving access to the principal rooms on the ground floor.

From the Hall, a timber door leads into the Sitting Room which is exceptionally well proportioned with charming ceiling rose and traditional cornicing. The room is flooded with natural light from the large bay window with attractive views looking out over the front garden. A central feature of the room is the ornate fireplace with timber mantle and stone surround.

Adjacent is the generously proportioned Dining Room with ceiling rose and twin sash windows. The extensive living space incorporates both a spacious sitting room and an informal dining area - in a layout which is ideal for both sociable family living, as well as entertaining larger parties, when occasion demands. There is a pressed cupboard with shelving and a separate storage cupboard housing the boiler. The ornate fireplace with timber mantle and stone surround provides a heartening central point. From the Dining Room a door provides access to the large Breakfasting Kitchen which is flooded with natural light from the two Skylights and a collection of large windows. The Kitchen has been fitted with a generous array of kitchen units providing ample storage with granite worksurfaces. The units incorporate a Smeg gas hob with extractor fan above, integrated fridges and freezers, integrated Smeg oven and separate grill above, stainless steel sink with drainer, pull out recycling bins, integrated Smeg dishwasher and Smeg washing machine. The Kitchen benefits from ceiling spotlights and a pull-out larder. A door provides access to the rear driveway.









Completing the Ground Floor accommodation is the WC with underfloor heating and wash hand basin and the Study/Bedroom 4 with ceiling rose, pressed cupboard with shelving and large window.

The ground floor accommodation is ideal for entertaining with 2 flexible reception rooms alongside a generous reception hall and the large Breakfasting Kitchen.

The staircase rises to the spacious first floor landing with natural light emanating from the decorative stained-glass windows. The landing boasts an attractive ceiling rose and provides access to the Bedroom accommodation, Bathroom and Shower Room. The Principal Bedroom is sumptuously proportioned and has a large bay window, framing the elevated views over the front garden. The Bedroom has decorative features including corning and a ceiling rose. Situated off the landing is Bedroom 2 with ceiling rose and a large window providing views overlooking the rear garden. Across the landing is Bedroom 3 with built in double bed, Edinburgh press and ceiling rose.

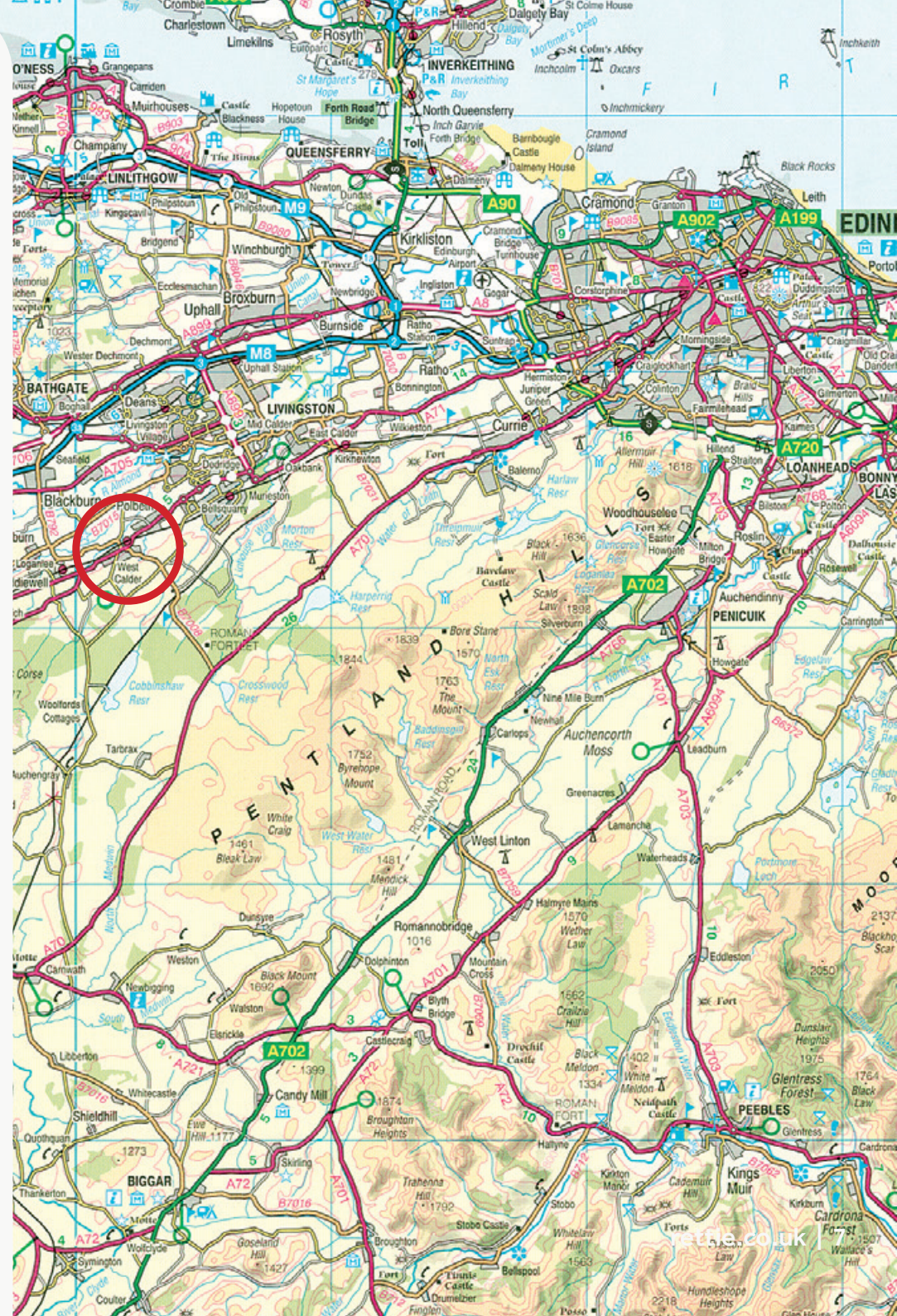
The Landing leads to the Bathroom and separate Shower Room. The Bathroom has been finished to a high standard and features a bath unit with separate handheld shower attachment, wash hand basin with drawers below and mirror above, WC, fitted towel rail and ceiling spotlights. The neighboring Shower Room has a walk-in shower cabinet, wash hand basin with storage cupboard below and mirror above, WC, towel hook and ceiling spotlights. The loft which is floored can be accessed via a hatch from the first-floor Landing and provides useful storage space.

Glebemount has spacious, well-proportioned accommodation that offers flexibility of use. Clever use has been made of large windows, Skylights and stained-glass panels all maximizing natural light and views overlooking the garden grounds. The accommodation is generous and thoughtfully laid out with family living in mind.

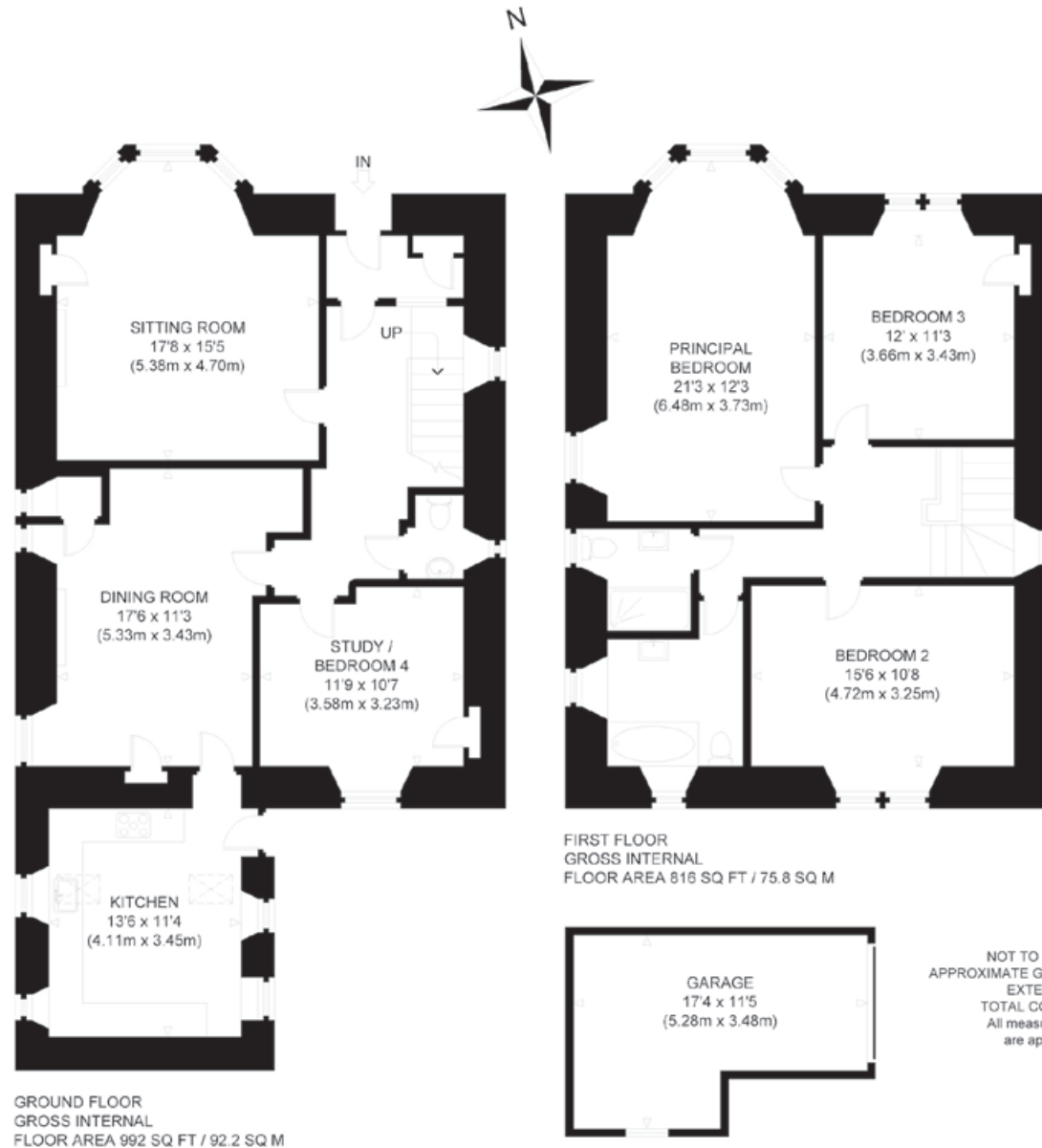
### Garden

Glebemount is situated on an established plot enclosed by a stone wall. The garden ground surrounds the house attractively and the front garden is well stocked with flowers and plants, which provide year-round colour and interest. A stone pathway leads to a pedestrian gate providing access to the road. The rear garden is predominantly laid to lawn with a patio area and an array of trees, shrubs and bushes including Rose, Holly, Cherry, Forsythia, Cotton Aspen, Blackthorn and herbaceous borders. The patio terrace provides an ideal entertaining space in the warmer months. The garden benefits from a Summer House and a Greenhouse.

Adjacent to the house in a detached Garage with up and over door and light, power and water.



# Layout.



GLEBEMOUNT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1808 SQ FT / 168.0 SQ M  
EXTERNAL GARAGE AREA 168 SQ FT / 15.6 SQ M  
TOTAL COMBINED FLOOR AREA 1976 SQ FT / 183.6 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards.  
All plans are for illustration purposes and should not be relied upon as statement of fact.  
Please note areas within curved and angled walls are approximated.

RETTIE

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## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the Selling Agents.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH55 8AJ

### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

### Local Authority

West Lothian Council, 7 Whitehouse Place, Whitehill Industrial Estate, Bathgate, EH48 2HA Tel: 01506 280000

### Classifications

Council Tax Band E  
EPC Rating – Band D

### Tenure

Freehold

### Services

Mains water, electricity and drainage. Gas fired central heating system.

### Solicitors

Morison & Smith Solicitors  
16 Anderson Street, Airdrie, ML6 0AA.  
Tel: 01236 809000.

### Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.







### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.


2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.









Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

## RETTIE

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