

Hartwood House

West Calder | West Lothian



Galbraith



A modern take on a classic Georgian country home



Livingston 8 miles | Edinburgh 23 miles | Glasgow 32 miles

(All distances are approximate)

About 6.47 acres (2.62 Ha)

Accommodation over 3 floors spanning 4552 sq ft

Dual aspect reception rooms with views over the gardens

Modern family kitchen with utility

Bedrooms and bathrooms across all levels

Tree lined driveway with two separate accesses

Excellent location for commuting

Offers Over £975,000

Galbraith

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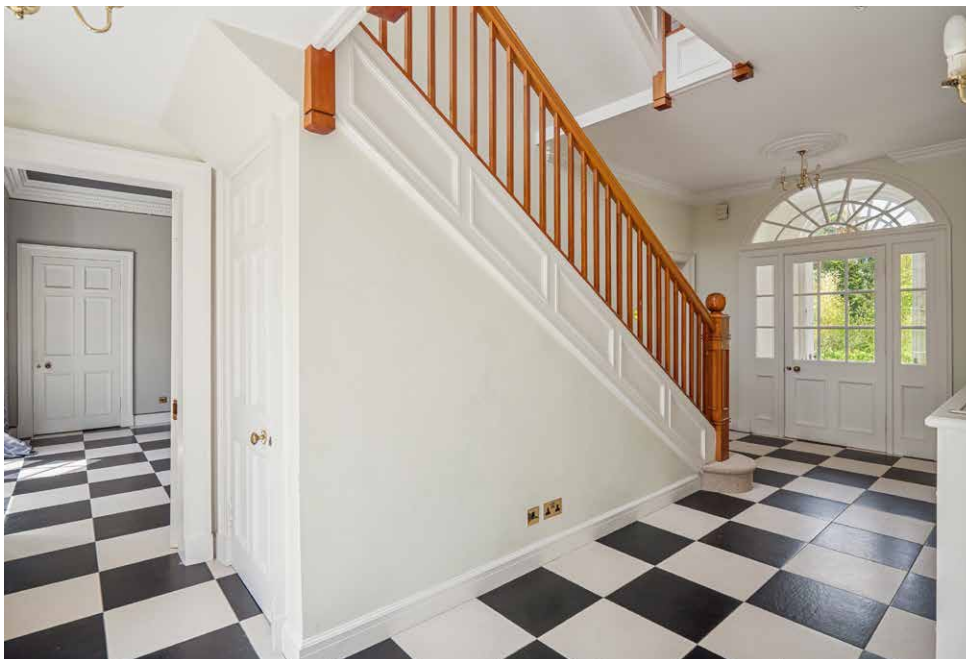
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Situation

Hartwood House sits in an attractive secluded rural setting to the south of West Calder. The Pentland Hills rise to the south, providing excellent walking and fishing opportunities in various lochs and reservoirs. Harburn boasts a well regarded 18 hole golf course and busy calendar of local events hosted in the village hall.

The property benefits from the best of both town and country living, with Livingston's indoor retail park and main supermarkets about 6 miles away. West Calder offers a range of shops, cafés, and services on its main street, as well as the tourist attraction of Five Sisters Zoo. The town's train station provides a frequent service to both Edinburgh and Glasgow.

Primary schooling is available at Parkhead or Bellsquarry, with secondary school options in West Calder or Livingston. The independent Clifton Hall School near Newbridge is 12.3 miles away and offers a nursery, junior and senior school. An excellent range of private schools is available in Edinburgh, including Cargilfield Prep School, St George's School for Girls, Fettes College, Merchiston and The Edinburgh Academy. Stewart's Melville College, Mary Erskine's School and George Watsons also have direct bus services from Livingston South railway station. The Gyle shopping centre (16.5 miles) is on the near side of Edinburgh and offers excellent shopping and a good range of services and restaurants. The property is extremely commutable as it benefits from excellent accessibility to both Edinburgh and Glasgow. Junction 4 of the M8, linking both cities, is less than 5 miles away. The A70 and A71 offer alternative, more scenic routes into Edinburgh. Edinburgh Airport is also on the near side of the city centre and very accessible.





Description

The original Hartwood House was a mansion house that dated back to 1805, the current Hartwood House was completed in 1992 in a Georgian style that pays homage to the original property. Whilst relatively modern the property does not lack character with its sash and case windows throughout, high ceilings, and decorative plaster work.

The house benefits from a large entrance and reception hall that connects the full home. Both reception rooms on the ground floor have dual aspect and a bay window looking onto the rear garden. The family kitchen was modernised by the current owners and features integrated appliances, island with hob, connected neatly to the utility room. The ground floor accommodation is completed by a double bedroom with ensuite.

The first floor benefits from a family room above the kitchen, three large double bedrooms, one with ensuite, a family bathroom, office, and kitchenette. The second floor has two large double bedrooms and a recently modernised shower room.

The full property is finished to a very high standard throughout, modernised in the right places while still retaining some period charm.

Accommodation

Ground floor: Kitchen, Dining Room, Entrance hall, Drawing room, Bedroom 3, Ensuite, Utility, WC

First floor: Family room, Bedroom 1, Ensuite, Bedroom 2, Bedroom 4, Bathroom, Office

Second floor: Bedroom 5, Bedroom 6, Bathroom

Garden (and Grounds)

The grounds which surround Hartwood House are mature and very well maintained. To the south is a large lawn with a large purpose built cabin currently used as a home gym.. Beyond this area is a tree lined avenue which leads to the southwest gates. On the west side of the house is a paddock of about 0.9 acre which could provide grazing for a pony. Closer to the house is an orchard, vegetable garden providing excellent space for growing. The driveway for Hartwood House sweeps round the north side of the house where there is a large gravel parking area and double garage by the front door. A wonderful area of woodland provides shelter on the north boundary where the Harwood Water meanders through the grounds.

General Remarks and Information

Tenure

Freehold

Local Authority

West Lothian Council

Council Tax

Band H

EPC

Band C70

Services

Mains electricity and water are connected | Private drainage to septic tank
Oil fired central heating | FTTP | Mobile Signal Yes

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>



Solicitors

Ryan Bowie, Gunnercooke, 80 George Street, Edinburgh, EH2 3BU

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

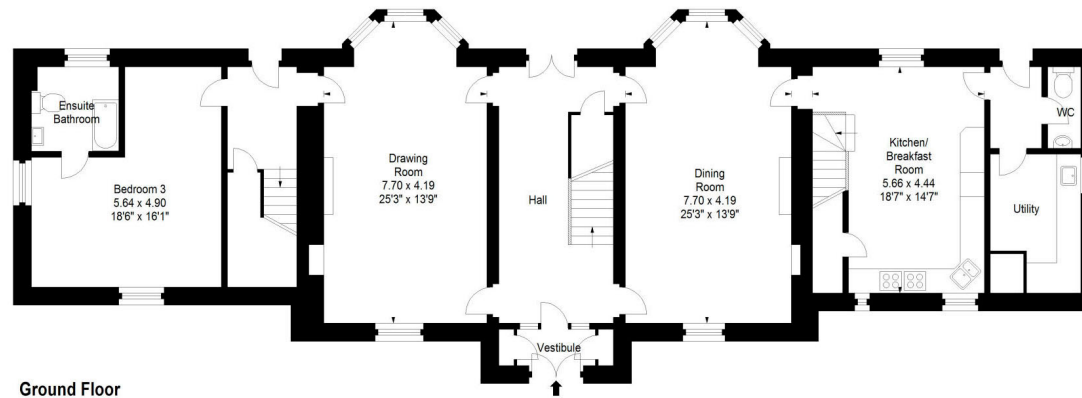
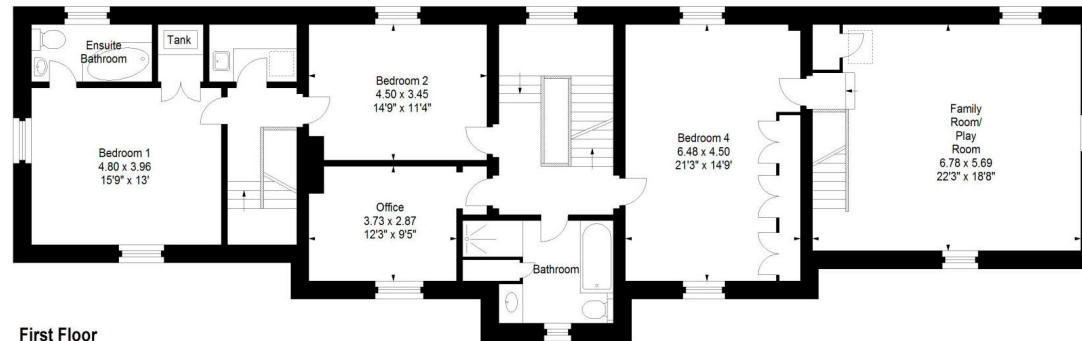
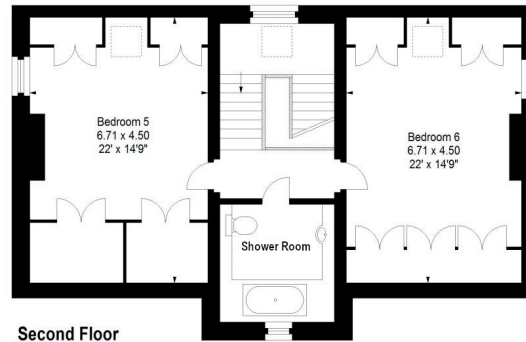
Failure to provide required identification may result in an offer not being considered.

Important Notes:

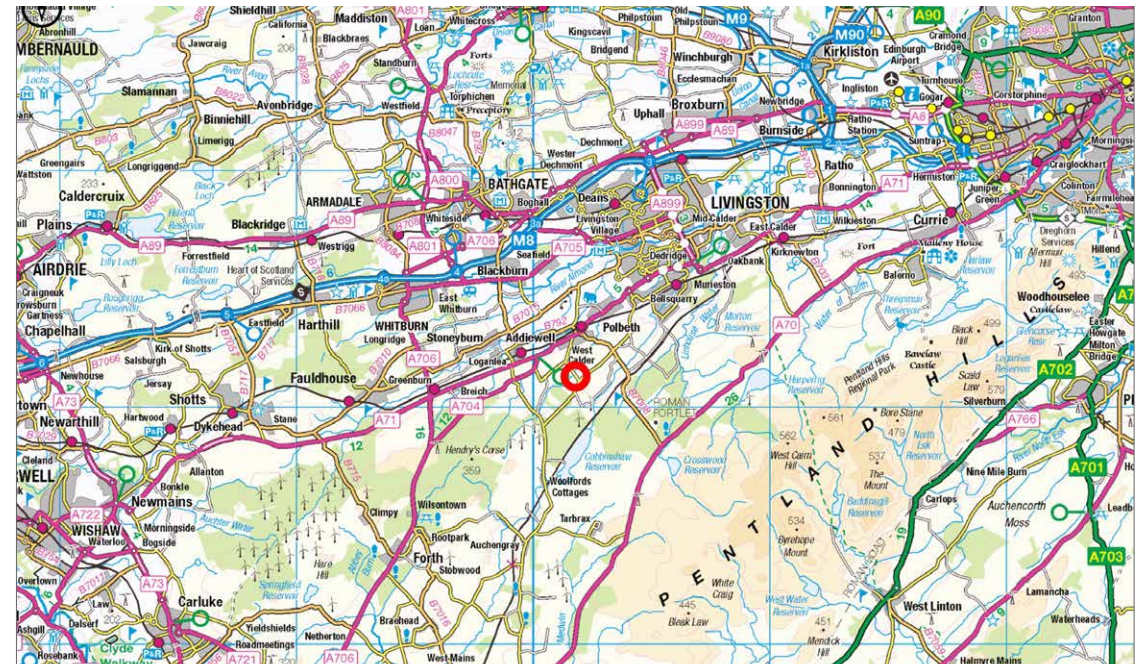
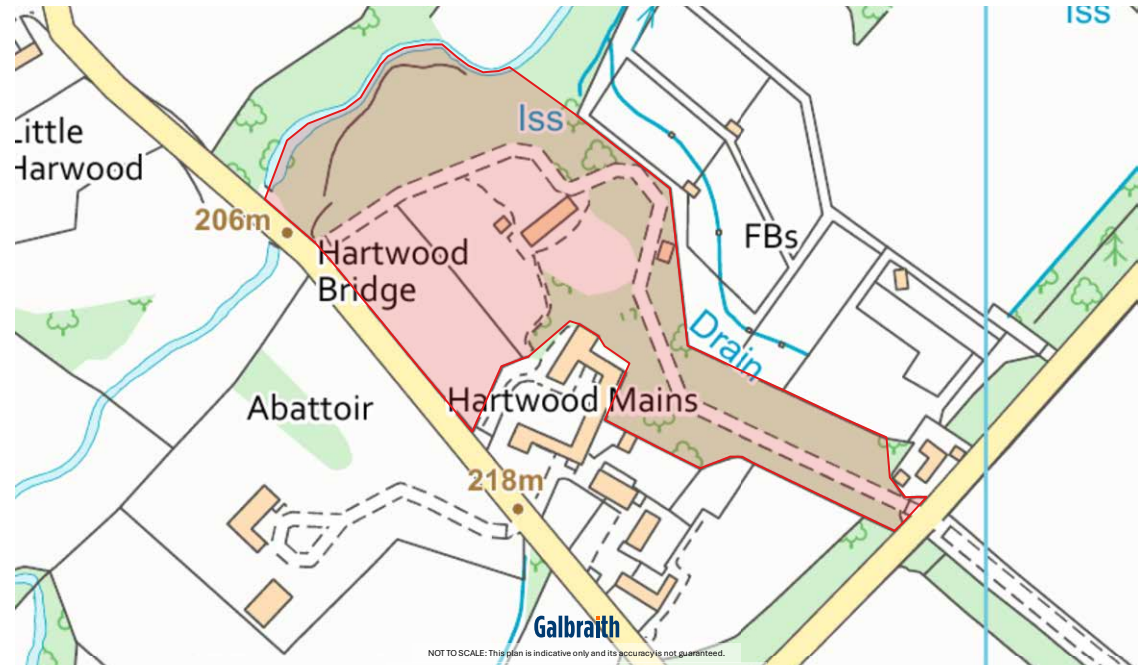
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken May 2026.



Gross internal area (approx)
416.56 sq.m (4484 sq.ft)









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