



## 12 Raw Holdings, East Calder

Fixed Price £640,000



## 12 Raw Holdings

East Calder, Livingston

Carol Lawton at RE/MAX Estates – Linlithgow is proud to present this Unique Smallholding with detached bungalow, agricultural shed, and grazing field/paddock, a base for your agricultural venture.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



### **Laundry/ Utility**

12' 2" x 9' 3" (3.72m x 2.83m)

This fantastic laundry/utility room offers practicality and convenience, featuring a front-facing window and a new composite door that provides direct access to the front of the property. Finished with durable vinyl flooring and a central light fitting, the space is equipped with a freestanding washing machine, tumble dryer, and chest freezer. A stainless steel sink and a half bowl with a modern mixer tap add functionality, while the room also houses the new boiler. Additionally, it provides direct access to the Jack & Jill WC, making it a highly efficient and versatile area within the home.

### **Kitchen/Diner**

21' 6" x 13' 3" (6.55m x 4.05m)

This well-equipped kitchen/diner offers a bright and open-plan feel, thanks to its large windows that flood the space with natural light. Finished with practical vinyl flooring, it features both a central light fitting and modern spotlights, creating a welcoming atmosphere day or night. The room includes a freestanding dishwasher, electric cooker, fridge, extractor fan, and a stainless steel sink with drainer and a stylish mixer tap. Two very large pantry-style cupboards provide excellent storage, while there's plenty of room for a large dining table and chairs—perfect for family meals or entertaining. A charming gas fire adds warmth and character, making this truly the heart of the home.

### **Lounge**

16' 6" x 19' 5" (5.02m x 5.91m)

This spacious, light-filled room features a large bay window and two side-facing windows, creating a bright and airy feel. A cozy real fireplace with a charming surround and tiled hearth offers the perfect spot for winter nights. Carpeted flooring, classic cornicing, and warm lighting—both central and feature—enhance the inviting ambiance. Double doors lead to the kitchen diner, with additional access to the main hallway. Efficient radiators ensure comfort, and the lovely views over the rear garden complete this relaxing, welcoming space.





### Vestibule

6' 1" x 6' 0" (1.85m x 1.83m)

A welcoming entry to the property through a modern new composite door, this stylish vestibule sets the tone for the home. Currently used as a practical home office space, it features soft carpet flooring, a central light fitting, and a radiator for year-round comfort. Fresh, neutral décor enhances the bright atmosphere, while access to both the lovely rear garden and the main hall adds to its versatility and charm.

### Hall

A very spacious and well-presented hallway featuring fresh décor and soft carpet flooring, creating a warm and inviting entrance to the home. Equipped with two radiators for comfort, the hall also offers generous built-in storage cupboard which provides access to the attic space. Modern light fittings enhance the contemporary feel, and the hallway conveniently connects to all three bedrooms, the lounge, bathroom, and kitchen—making it a central and functional part of the home.

### Bathroom

11' 9" x 6' 10" (3.57m x 2.09m)

This very spacious four-piece bathroom is beautifully finished with modern wet wall panels and stylish details throughout. A large rear-facing window fills the room with natural light, highlighting the elegant sunken bath, complete with a modern-style mixer tap. The walk-in shower enclosure features an electric shower and a sleek glass sliding door. A contemporary black heated towel rail adds a touch of luxury, while laminate flooring, a decorative shelf, and a mirrored cabinet complete this impressive and functional space.

### Bedroom 1

12' 0" x 11' 9" (3.67m x 3.58m)

The spacious primary bedroom offers a beautiful view over the rear garden, creating a peaceful and relaxing atmosphere. Thoughtfully designed, it features two sets of double fitted wardrobes, providing ample storage. The room is finished with soft carpet flooring, a radiator, and a central light fitting, all complementing the fresh, modern décor. With direct access to the en suite WC, this bedroom combines comfort, style, and convenience.





### **En Suite Wc**

5' 10" x 5' 0" (1.78m x 1.53m)

A handy en suite WC featuring a rear-facing window that brings in natural light, creating a bright and airy feel. The room is finished with practical vinyl flooring and fresh, modern décor. It includes a WC and a stylish sink, along with a central feature light that adds a touch of elegance. A good-sized space, ideal for convenience and comfort.

### **Bedroom 2**

10' 6" x 9' 3" (3.19m x 2.83m)

A lovely, well-proportioned double bedroom featuring soft carpet flooring, a central light fitting, and a radiator for year-round comfort. Enjoy a pleasant outlook to the front of the property, with fresh, neutral décor enhancing the bright and airy feel. The room benefits from access to a convenient Jack & Jill WC and boasts newly fitted, well-designed wardrobes that offer excellent storage while complementing the modern style of the space.

### **Jack & Jill Wc**

6' 0" x 4' 7" (1.82m x 1.40m)

A handy Jack & Jill WC featuring a modern WC and a corner-style sink, making the most of the space. The room is illuminated by a central light and a front-facing window, which allows natural light to brighten the space. Finished with durable vinyl flooring, it also includes a radiator for comfort. A sleek LED mirror adds a stylish finishing touch, making this compact WC both practical and well-designed.



### **Bedroom 3**

11' 4" x 9' 3" (3.45m x 2.83m)

A good-sized third bedroom featuring a front-facing window that brings in plenty of natural light. The room is tastefully decorated in fresh, neutral tones and includes soft carpet flooring, a central light fitting, and a radiator for added comfort. Newly installed double fitted wardrobes provide excellent storage, making this a practical and inviting space.



## REAR GARDEN

At the rear of the property lies a spacious, well-established garden, offering a tranquil retreat. Mature trees provide shade and structure, while a variety of shrubs add texture and colour. The garden is predominantly laid to lawn, creating an open and inviting space. A side gate offers convenient access, and the surrounding paving ensures easy maintenance and a neat appearance. This mature garden is a peaceful haven, perfect for relaxation and enjoying the outdoors.

## FRONT GARDEN

The front garden is a well-maintained, low-maintenance space featuring monoblock paving that provides a durable and attractive surface. A mature tree stands prominently, offering shade and enhancing privacy. The surrounding border is planted with a variety of shrubs and plants, adding a splash of colour and contributing to the overall appeal of the garden. This thoughtfully designed area combines functionality with aesthetic charm, creating an inviting and secure entrance to the property.

## YARD

This expansive 60x40-foot agricultural -style shed boasts high ceilings and sliding doors at both the front and side ensuring easy access for vehicles and equipment also boast an internal roller door for extra security. It's equipped with strip lighting and external floodlights, providing ample illumination for evening use. With its spacious interior, the shed is ideal for storing caravans, motorhomes, classic cars, or serving agricultural purposes such as housing livestock or storing equipment.

## GARDEN

This 0.62-acre paddock offers versatile potential for various uses. Its size and layout make it suitable for equestrian activities, such as grazing or creating a "paddock paradise" system, which encourages natural movement and foraging for horses. Additionally, the land could be utilized for small-scale livestock grazing, vegetable gardening, or as a recreational space. With proper planning and management, this paddock can serve multiple purposes to suit your needs.

## DRIVEWAY

10 Parking Spaces



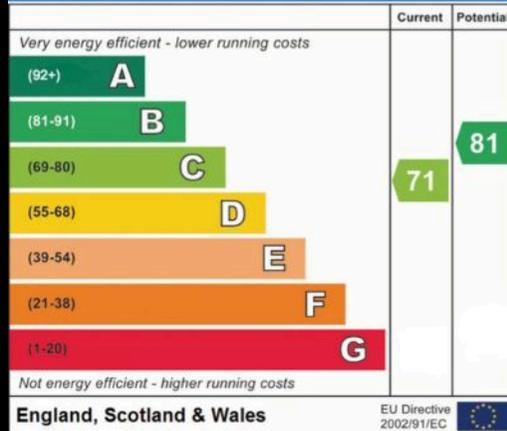


12 Raw Holdings, East Calder, Livingston, EH53 0HZ



Approx. Gross Internal Floor Area 1657 sq. ft / 154.00 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

Energy Efficiency Rating

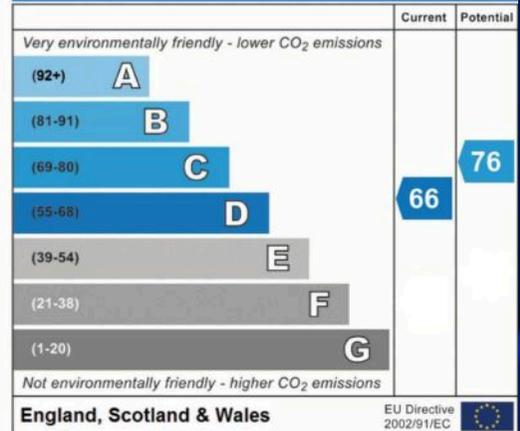


England, Scotland & Wales

EU Directive 2002/91/EC



Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales

EU Directive 2002/91/EC





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