



Cairnholm 7C Raw Holdings, East Calder, EH53 0ET

**RE/MAX** Property



**\*Designed by the Sellers, this Bespoke Family Home is set on an Extensive Plot\***

Set on a substantial sized plot, this amazing family home is a credit to its current owners. Located with easy access to the road network and local facilities, this amazing home in Raw Holding, East Calder, EH53 0ET, would make an ideal purchase. Sharon Campbell and RE/MAX Property are pleased to bring this spacious property to the market.



Ground Floor: Entrance Foyer, Reception Hallway, Lounge, Dining Kitchen, Utility Room, Snooker Room, Bedroom 3, En-Suite Shower Room, Mud Room, Storage Cupboards and Living Level Toilet.

First Floor: Upper Landing, Primary Bedroom, Two Further Double Bedrooms, Family Bathroom and Several Storage Cupboards.

Outside: Garage, Several Workshops, Many Sheds, Double Greenhouse, Potting Greenhouse, Driveway Parking for Multiple Vehicles, Gardens.

The new Calderwood development is close-by and is a growing community with modern facilities, including a coffee shop (which also does takeaway) and a brand-new Primary School and Nursery. East Calder is a highly regarded town and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links with the Edinburgh City Centre, and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The town has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, barbers and hairdressers, a local bistro pub and takeaways, a public park and football pitches. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks.









### **Front Garden and Double Garage**

This sizeable plot has been designed with an inviting approach to the property. A substantial mono-blocked driveway, with parking for several vehicles, is edged by fencing with some mature planting and a graveled area.

### **Entrance Foyer**

The bright foyer is accessed through a part glazed door and is enclosed by several windows allowing lots of natural light to enter, a haven for plant life. The natural décor begins with tiled flooring and painted walls. A radiator, a double power point and a ceiling light complete this area.

### **Reception Hallway**

Accessed from the foyer, the décor continues with carpeted flooring and neutrally painted walls. The charm of the property is emphasized by the archway leading to a double fitted cloakroom and an under stairs cupboard. Three ceiling lights, two radiators, a smoke detector and two double power point finish this area.

### **Lounge**

**5.210m x 4.495m (17'01" x 14'08")**

This delightful room has a dual aspect with windows to the side and front of the property allowing the room to be flooded with natural light. A feature fireplace creates a focal point to the room with marble hearth and backplate and wooden surround. Decorated with wallpaper to the walls and a neutral carpet to the floor, with additional lighting from ceiling and wall lighting. Two radiators, one being an electric radiator, a television aerial socket, a telephone socket, a smoke detector and power points are also provided.

### **Snooker Room**

**8.567m x 5.521m (28'01" x 18'01")**

The house was designed around this room and offers an expansive space which is fully adaptable. The neutral décor continues with painted walls and carpeted flooring. Windows on three sides, plus a full-size snooker table light, with additional ceiling and wall lights, make this room is bright and airy. The snooker table will be included in the sale. Two radiators, a telephone socket, an aerial socket and power points are also included. A serving hatch opens to the kitchen.

### **Ground Floor Bedroom**

**3.874m x 3.824m (12'08" x 12'06")**

This lovely room provides a separate room for dining, or other uses. Decorated with a neutral tone to the walls and a neutral carpet to the floor. Windows allow in natural light and there is ceiling and wall lighting. The fitted wardrobes and dressing table will be included in the sale. A radiator, an aerial socket, a telephone socket and power points are supplied.

### **En-Suite Shower Room**

**2.587m x 1.674m (08'05" x 05'05")**

A modern room which has a double walk-in shower cubicle with wall mounted shower, with rainfall shower head and an additional handheld shower. The white suite comprises of a back to wall toilet and an inset sink, set within a vanity unit, with lots of storage. Decorated with wet wall paneling to the walls and vinyl to the floor. Ceiling lighting, a chrome ladder radiator, an extractor, a light up mirror and a shaver socket complete the room.

### **Dining Kitchen**

**4.403m x 3.777m (14'05" x 12'05")**

There is an abundance of wall and floor mounted cupboards on three sides of the room, with real wood frontages. The coordinating work surfaces with tiled splash backs and neutral walls, continue the contemporary décor, along with the wood effect vinyl flooring. The large Rangemaster double electric ovens with grill and storage plus 5 ring gas hob will be included in the sale, along with the cooker hood and dishwasher. The sink area comprises of a stainless-steel sink with mixer tap and drainer. Windows on to sides allow in the natural light and there is ceiling lighting plus under unit lights. There is space for a table and chairs, with an attic hatch through to the snooker room. A heat detector, power points and a radiator finish this room. A door leads to the mud room.

### **Utility Room**

**3.950m x 3.376m (12'11" x 12'04") narrowing to 3.049m (10'00")**

This useful room is as large as most kitchens and provides amazing space for a variety of uses. The wall mounted units continue from the kitchen, plus a full height larder cupboard and a double wardrobe unit. The tiled splash backs and work surfaces blend with the neutrally finished walls and the floor has been fitted with outdoor carpeting. There is space for an under counter washing machine, a tumble dryer and an upright fridge-freezer, plus another under counter appliance. The sink area comprises of a stainless-steel circular sink with mixer tap plus a second shallow sink. Three windows bring in the natural light and there is ceiling lighting. A radiator, an extractor, a carbon monoxide detector and power points complete this room.

### **Mud Room**

**2.697m x 1.368m (08'10" x 04'05")**

A practical room after gardening with enough room to remove muddy clothing or to clean the dog! The neutral décor continues with painted walls and carpeted flooring. The windows facing the rear bring in lots of natural light, with additional ceiling lighting. Two cupboards provide storage space. A radiator and power points are also included. A door leads to the garden.

### **Living Level Toilet**

**2.642m x 1.338m (08'08" x 04'04")**

An essential room for modern day living, which has been decorated with wet wall paneling and vinyl flooring. The white suite comprises of a close coupled toilet and an inset sink, mounted onto a vanity unit, with storage below. A chrome towel ladder radiator, an extractor, a ceiling light and a window are supplied.

### **Stairs and Landing**

The carpeted staircase leads to the carpeted upper landing, where the neutral décor continues with painted walls. A ceiling mounted window brings in natural light and is complemented by two ceiling lights. Six integrated cupboards provide useful storage. A radiator, a smoke detector and power points are all provided.

### **Principal Bedroom**

**5.440m x 4.673m (17'10" x 15'04") at maximum**

This impressive, spacious bedroom has been decorated with neutral tones to the walls and has a fully fitted carpet to the floor. A rear facing window and a roof mounted window allow in natural light and there is ceiling lighting. A radiator, power points and storage into the eaves finish this room.

### **Second Bedroom**

**5.132m x 4.672m (16'10" x 15'03") at maximum**

Currently used as a second lounge, this lovely room is adaptable. Neutrally finished with painted walls and carpeted flooring. Two roof windows and double-glazed doors, to the Juliet balcony, bring in natural light. Two lots of ceiling lighting, two radiators and power points finish this room.

### **Third Bedroom**

**5.182m x 2.591m (17'00" x 08'06") plus window recess**

A fabulous room decorated with neutral tones to the walls and a blue carpet to the floor. One roof window and additional windows to the front of the property, make this a bright room, with ceiling lighting enhancing this. An integrated cupboard provides storage space, with additional shelving and eaves access. Power points, an attic hatch and a radiator are provided.

### **Family Bathroom**

**3.720m x 1.977m (12'02" x 06'05")**

A spacious room which has been finished wet wall panelling to the walls and with vinyl to the floor. The white suite consists of a wall mounted shower set over the jacuzzi-style bath, a back to wall toilet, a bidet and an inset sink, set in a unit with storage. Two roof mounted windows allow in natural light and there is a ceiling light. A chrome ladder radiator, a shaver socket, a light up mirror and an extractor complete the room.

### **Gardens, Garage and Outbuildings**

The substantial gardens provide lots of areas for accommodating a multitude of uses. There is a pleasant area planted with grass, edged with plants, shrubs and flowering plants, plus some trees. A large area finished with decorative bark, with an orchard of fruit trees and other fruiting plants. A second sizeable area finished with lawn and edged by rhubarb plants. The garage, the workshops, the sheds, the potting greenhouse and double greenhouse are a hobbyist's dream. All these outside units will be sold as seen and will include all the tools, equipment and paraphernalia. The front driveway is gated to the side, with additional parking to the rear.

### **Additional Items**

Tenure: Freehold. Council tax band: G. All fitted floor coverings, blinds and kitchen items mentioned are included in the sale. All external sheds, workshops, greenhouses, will be 'sold as seen' and will include all tools and paraphernalia currently inside them. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### **VIEWING**

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

### **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### **INTEREST**

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

### **THINKING OF SELLING**

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670 TODAY.

### **PROPERTY MISDESCRIPTION ACT INFORMATION**

Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate, prepared on the basis of information provided by our clients. Nevertheless, the internal photographs may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. We have not tested any service or appliance. This schedule is not intended to, and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Prospective purchasers should make their own enquiries - no warranty is given or implied.

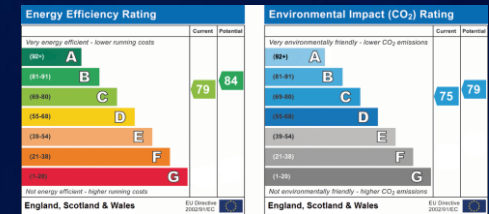
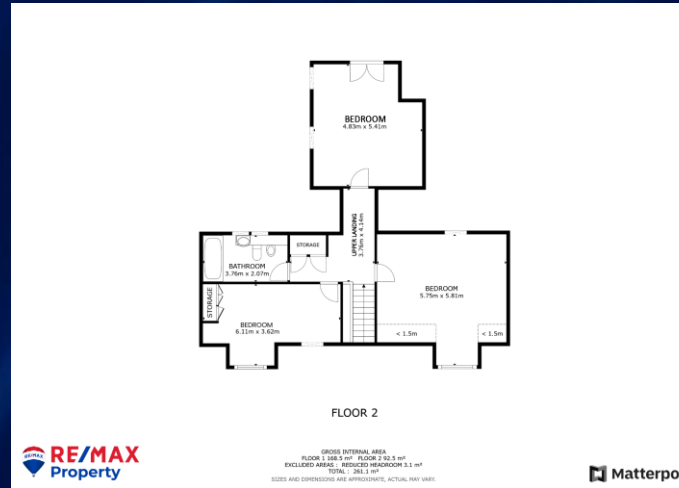
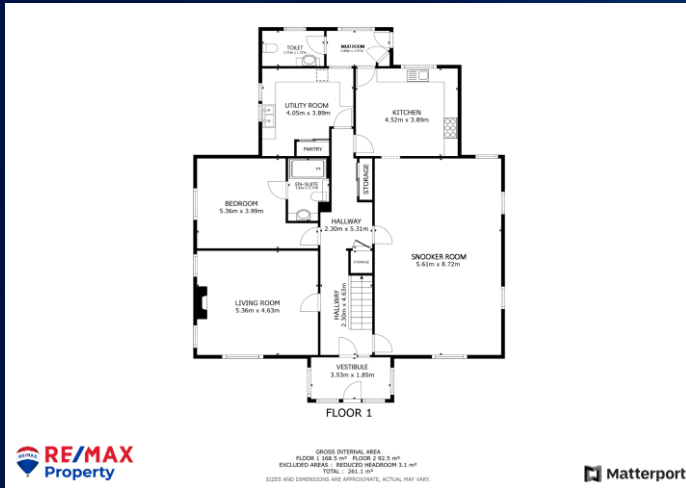






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