



27 Raw holdings, east calder

Offers Over £449,000



27 Raw holdings

east calder, livingston

A unique smallholding in East Calder featuring a detached 3-bedroom home, extensive gardens, outbuildings, paddocks for grazing, and secure gated parking, within walking distance of local amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Lounge

13' 0" x 13' 9" (3.97m x 4.18m)

This spacious room features easy-to-maintain grey laminate flooring and has two radiators to keep it warm and comfortable throughout the year. There's plenty of natural light coming in from a window and a set of patio doors, which lead out to a slatted outdoor area where a hot tub was previously located—ideal for seating, planters, or other outdoor uses. A central pendant light provides overhead lighting, and there's plenty of space for sofas and other furniture, making this a great area for relaxing or spending time with family and friends. It's a practical, well-sized room with good potential.

Kitchen

12' 8" x 6' 11" (3.87m x 2.10m)

This practical galley-style kitchen can be accessed from both the main hallway and the dining room, offering a convenient and efficient layout. It features plenty of white storage cupboards, providing ample room for kitchen essentials. The kitchen includes an electric hob and oven, with a washing machine and dishwasher (both gifted with the property), making it ready for everyday living. The laminate flooring is easy to maintain, while spotlights and three windows ensure the space is bright and welcoming. A fantastic original Rayburn adds charm and character, and a traditional ceiling-mounted clothes pulley offers a practical and timeless drying solution—perfect for those who appreciate classic touches with everyday function.



Dinning Room

12' 10" x 12' 11" (3.91m x 3.94m)

This comfortable carpeted room features a radiator and a pendant light, offering a warm and practical space suitable for a variety of uses. It currently accommodates a large dining table and sideboards, showing its capacity for generous dining or entertaining. With its flexible layout, this room could easily serve as a multi-purpose space—such as a second living area, home office, or could even be converted into a kitchen-diner to better suit your lifestyle.



Bedroom One

11' 9" x 7' 5" (3.58m x 2.26m)

This decent-sized single bedroom is fully carpeted and features a radiator and pendant light, offering a cosy and comfortable space. It's a great size to accommodate freestanding bedroom furniture, or alternatively, it would make an ideal home office or study. A versatile room with plenty of potential to suit your needs.

Bedroom Two

11' 8" x 13' 0" (3.56m x 3.95m)

This well-sized double bedroom overlooks the rear yard and is fully carpeted for comfort. It features a radiator and pendant light, providing a warm and welcoming atmosphere. There's ample space for furniture, and it currently includes a large freestanding wardrobe, highlighting the room's generous proportions.

Bedroom Three

10' 6" x 10' 2" (3.20m x 3.10m)

Double Bedroom with En-Suite This comfortable double bedroom benefits from its own en-suite, adding convenience and privacy. The room is carpeted and features a window, pendant light, and radiator, creating a warm and inviting space. There's also plenty of room for freestanding furniture, making it a practical and versatile bedroom.

En-suite

7' 4" x 5' 9" (2.24m x 1.76m)

The en-suite benefits from a grey W/C and pedestal sink with an electric shower, housed in a white corner cubicle. The tiled floor adds practicality and is easy to maintain, while a towel rail provides added convenience. There is also potential to extend the space by removing the adjacent cupboard, offering flexibility for future updates or improvements.

Bathroom

7' 5" x 5' 9" (2.27m x 1.75m)

The family bathroom includes all the essentials, with a bath, W/C, and pedestal sink. It features vinyl flooring, a towel rail, and a window that provides natural light and ventilation. A pendant light offers overhead illumination, making this a functional and practical space for everyday family use.





GARDEN

This delightful property is surrounded by well-established gardens, filled with mature trees and shrubs, plus plenty of space for home-grown vegetables, including a gifted greenhouse, offering the perfect blend of natural beauty and practicality for the green fingered type. To the rear, you'll find a slabbed patio area with direct access from the lounge—an ideal spot for relaxing, dining, or entertaining guests in a peaceful countryside setting. The property also features a range of versatile outbuildings, perfect for use as workshops, studio space, or even garage storage—providing excellent flexibility to suit a variety of needs. Beyond the garden, the land includes generous paddocks, offering endless potential for those looking to explore outdoor hobbies, smallholding ventures, or simply enjoy extra green space. Whether you're dreaming of growing your own produce, working on creative projects, or enjoying rural life to the fullest, this property is ready to deliver.

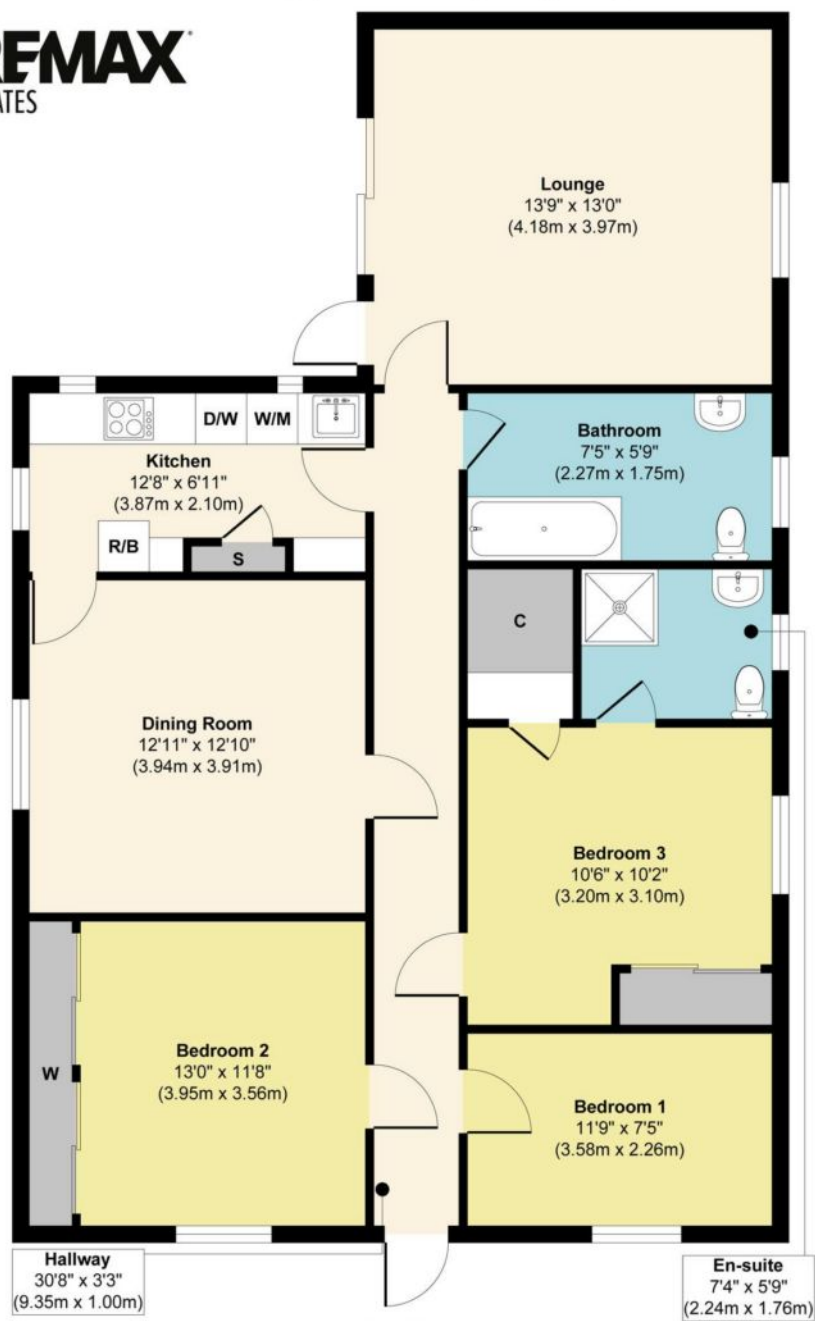
DRIVEWAY

6 Parking Spaces

The property benefits from a generous driveway, providing ample space to accommodate multiple vehicles within a safe and secure gated yard.



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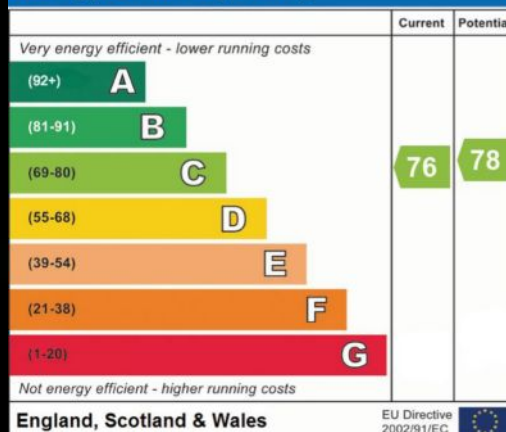
Floor Plan

Approx. Gross Internal Floor Area 1135 sq. ft / 105.49 sq. m

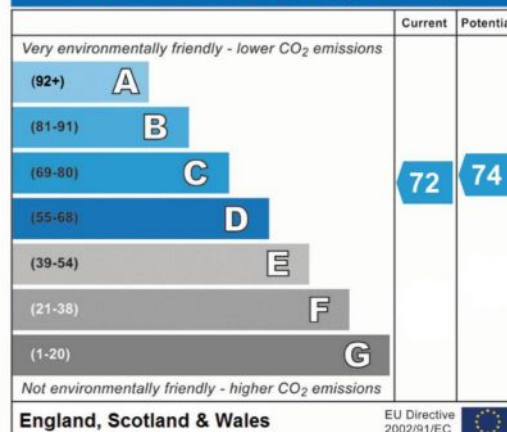
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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