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11 Raw Holdings, East Calder, EH53 0HZ

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# 11



## Raw Holdings, East Calder

**Thoughtfully designed over one floor and nestled in beautiful mature gardens, this expansive three-bedroom bungalow offers a tranquil retreat on the edge of the popular village of East Calder.**

Light-filled and spacious the accommodation includes a bright west-facing lounge leading into an adjoining and elegant dining room; a spacious breakfasting kitchen with utility; three double bedrooms, one with an en-suite shower room; a sunroom opening to the garden, and a luxurious family bathroom.

Featuring a double garage and large driveway this delightful rural residence close to schooling, amenities, and Almondell Country Park promises an exceptional lifestyle.

## What's special about this house

- Generous open plan lounge boasting tasteful décor including wood-inspired flooring and a living flame fireplace nestled in a brick chimney breast. Leads seamlessly into the adjacent dining room which in turn connects to the sunroom.
- Stylish dining kitchen overlooking the front garden. Light and airy it features shaker-style under-base-lit wall and floor units, a kitchen island, quartz-effect worktops, and high-spec integrated appliances including an American-style fridge/freezer, extractor hood, induction hob, and oven. The adjacent utility provides further storage.
- Inviting sunroom that is perfect for family life and entertaining.
- Light-filled principal double bedroom boasting built-in wardrobes and a sizeable en-suite shower room featuring a chrome towel radiator, washbasin built into vanity, and a hidden cistern WC.
- Luxuriously appointed and large family bathroom equipped with a deep bath, rainfall shower enclosure, countertop washbasin, WC, and chrome towel radiator.
- Large enclosed garden with a lush lawn bordered by shrubbery and trees. Boasting a monoblock alfresco dining terrace, a timber framed pergola and a summer house.
- Double garage with built-in storage, and a gated driveway with parking for up to eight vehicles.

















# Location and Amenities

- Catchment for East Calder Primary School and West Calder Community High School
- East Calder has a selection of convenience stores, a pharmacy, a post office, a medical centre, and bustling pubs and eateries
- Nearby Livingston has an array of popular and well-known retailers, restaurants, and leisure activities
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (14 miles) and Glasgow (37 miles); the M9 is a short drive away
- Kirknewton Train Station with regular and swift links to Edinburgh and Glasgow is a five-minute drive
- Edinburgh International Airport is 8.7 miles away
- Close to family-friendly recreational activities such as Almondell Country Park, Five Sisters Zoo, Harburn Golf Club, and Xcite East Calder

*“Spacious 3-bedroom bungalow in East Calder with a sunroom, double garage, and serene gardens near Almondell Country Park.”*

Home Report valuation	£550,000
Internal floor area	236 m <sup>2</sup>
School catchment	East Calder Primary School, West Calder High School
EPC Rating	Band C
Council tax band	Band G
Train station	Kirknewton / Livingston South

## Extras

All floor coverings, all light fittings, all blinds, all curtains, integrated oven/hob, dishwasher, washing machine, tumble dryer, fridge/freezer and garden hut are included.

## Ground Floor



## Garage



## Dimensions

### Ground Floor

Lounge	9.21m x 7.20m
Kitchen/Diner	7.75m x 3.75m
Dining Area	4.74m x 4.66m
Sun Room	5.32m x 3.26m
Bedroom (1)	5.42m x 3.61m
Ensuite	3.61m x 3.18m
Bedroom (2)	4.25m x 3.79m
Bedroom (3)	3.96m x 3.94m
Bathroom	3.69m x 3.52m
Garage	5.85m x 5.83m

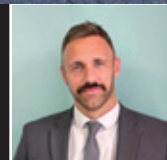


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**Steven Irvine**  
Property Manager

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