

# Lawhead Lodge

Tarbrax, West Calder, West Lothian, EH55 8LW



# THE PROPERTY

McEwan Fraser Legal is delighted to present Lawhead Lodge to the market.

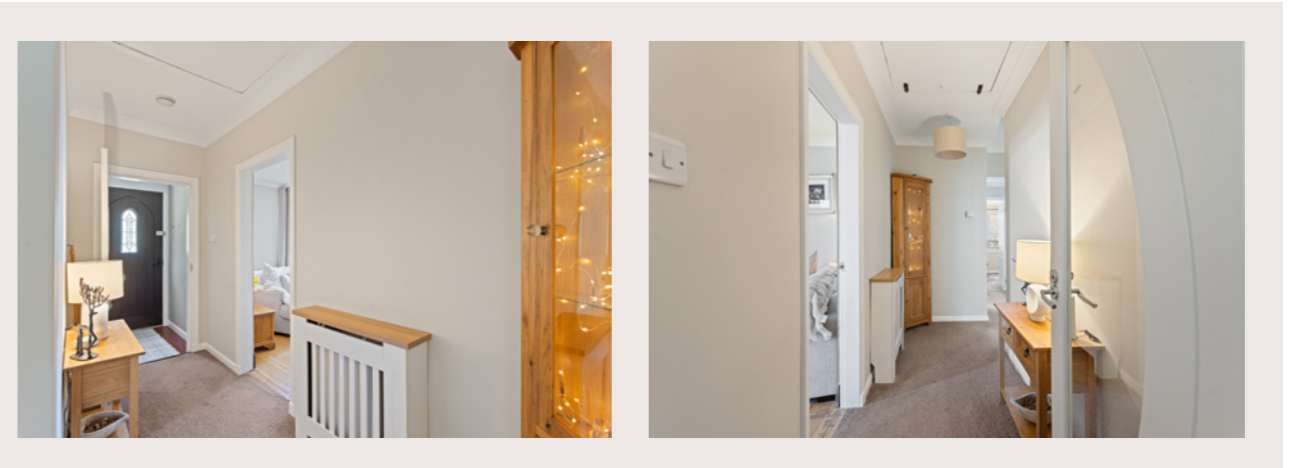
Set within a peaceful rural yet accessible setting surrounded by open countryside, Lawhead Lodge offers a lifestyle opportunity that is rarely found in such a versatile package. Combining a charming two-bedroom cottage, extensive outdoor space, substantial kennel facilities, multiple outbuildings and a static caravan, the property will appeal to a wide range of buyers, including those seeking multi-generational living potential, business use, dog breeding or grooming interests, or simply a quieter way of life with space to enjoy the outdoors.





## THE LOUNGE

The cottage itself is beautifully presented and immediately welcoming, with a bright entrance hallway leading through to a generous lounge where large windows allow natural light to flood the room while framing attractive views across the surrounding grounds. The décor throughout is soft, neutral and well-maintained, creating a calm and homely feel.



# THE KITCHEN & UTILITY

The kitchen has been modernised with a range of contemporary units, contrasting worktops and excellent preparation space, while still retaining character in keeping with the property's rural setting. There is space for everyday dining and direct access through to a useful utility area, which provides additional storage and practicality.





## THE BEDROOMS

Both bedrooms are excellent doubles with pleasant outlooks and ample room for freestanding furniture. The principal bedroom benefits from particularly generous proportions, while the second bedroom is equally well presented and versatile in use. The bathroom is finished in a modern style with a white suite and a shower over bath arrangement.





# THE BATHROOM

The bathroom is finished in a modern style with a white suite and a shower over bath arrangement.



# THE EXTERNALS

Externally, the property continues to impress. The grounds extend around the home with a mixture of lawned gardens, patio seating areas, landscaped sections, growing areas and low-maintenance finishes, all enjoying a highly private backdrop. There is extensive parking available, along with detached outbuildings and storage areas, which add further flexibility depending on requirements.

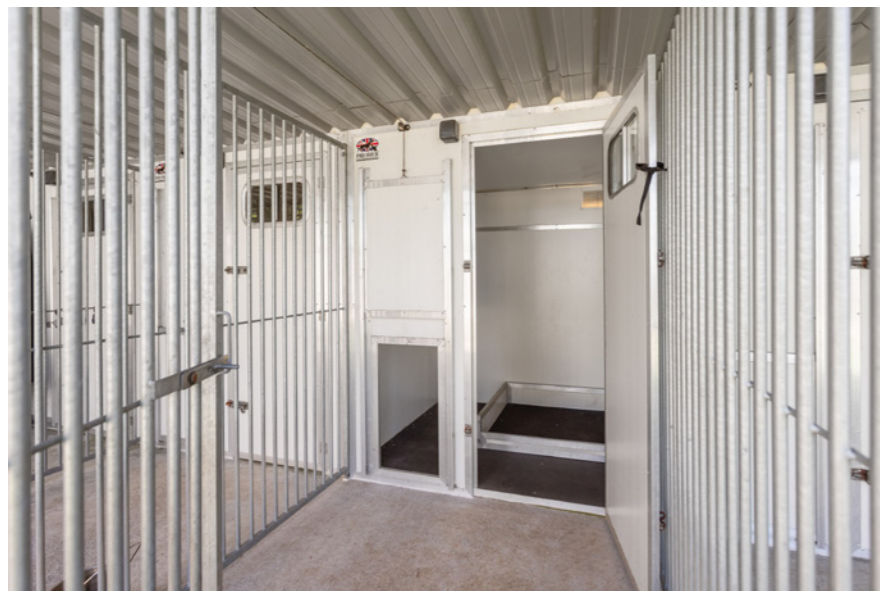






## THE KENNELS

A major feature of the property is the substantial kennel block, which has clearly been thoughtfully set up and maintained. Alongside this is a dedicated grooming room and additional service areas, making this an ideal setup for those operating within animal care or looking for facilities already established and ready to utilise.





# THE GROOM ROOM

# THE CARAVAN

The static caravan provides yet another dimension to the property and offers excellent potential for guest accommodation, additional family space, holiday use or ancillary income potential, subject to any necessary permissions or requirements.









The surrounding setting offers the best of semi-rural living with open countryside, woodland walks and peaceful scenery all on the doorstep, while still remaining within reach of nearby towns and commuter links for travel across the Central Belt.

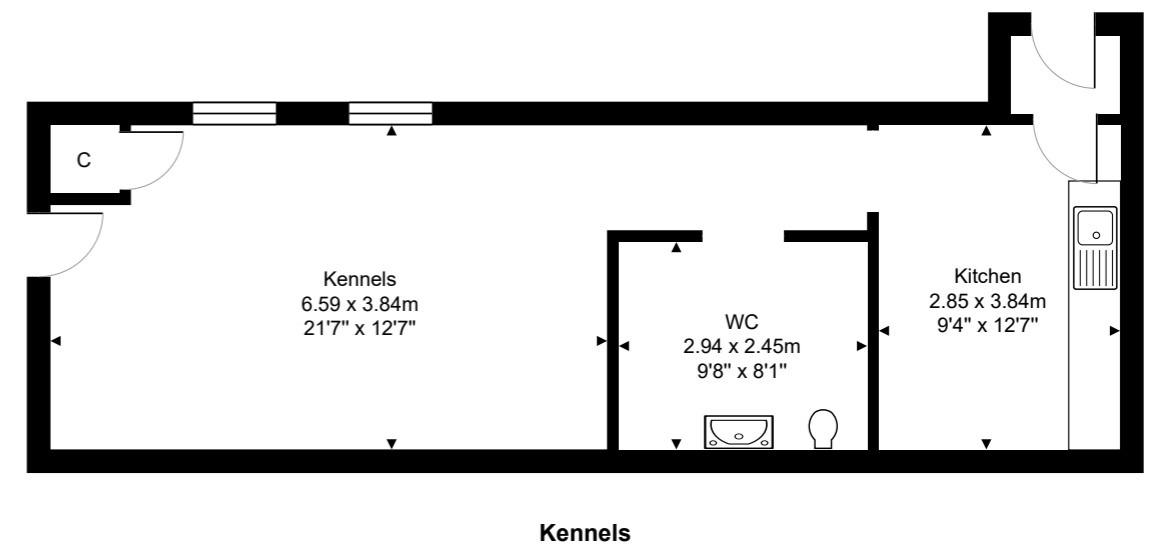
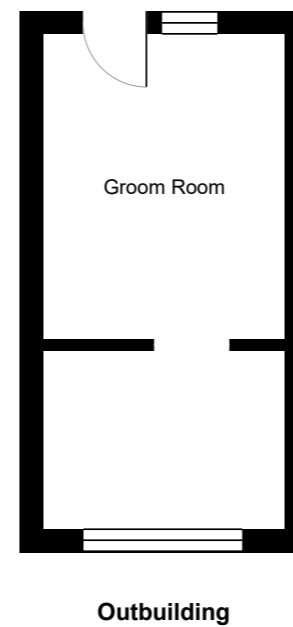
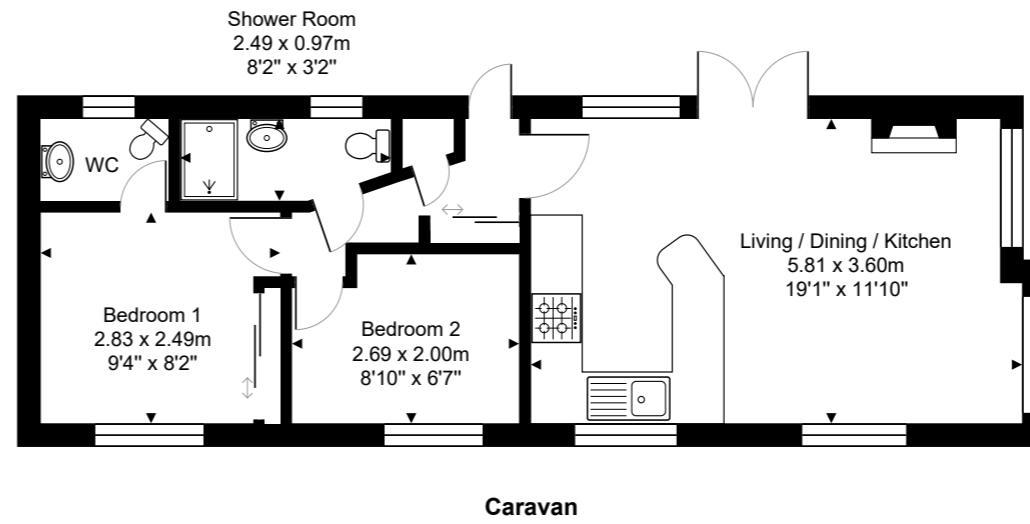
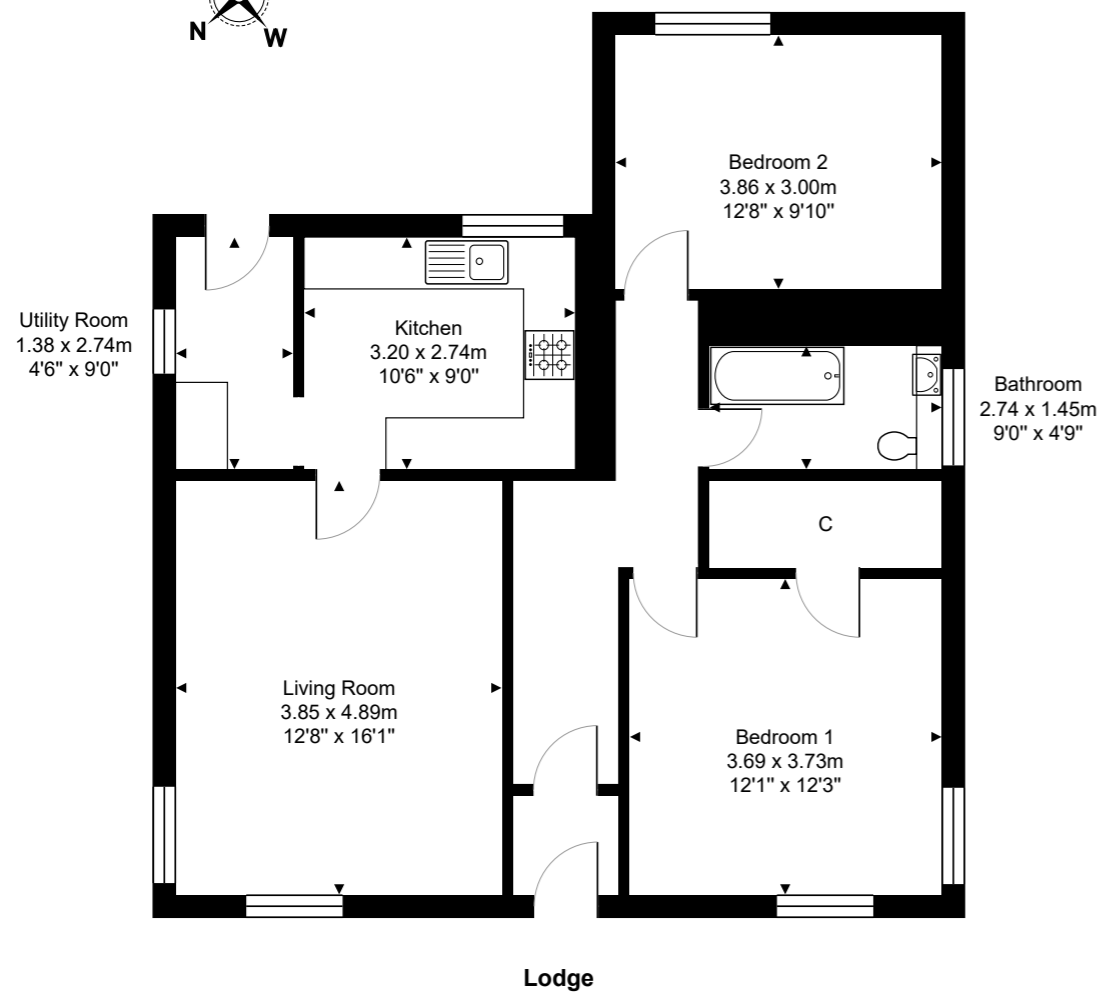


# THE FLOOR PLAN

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup> | EPC Rating: E

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# THE LOCATION

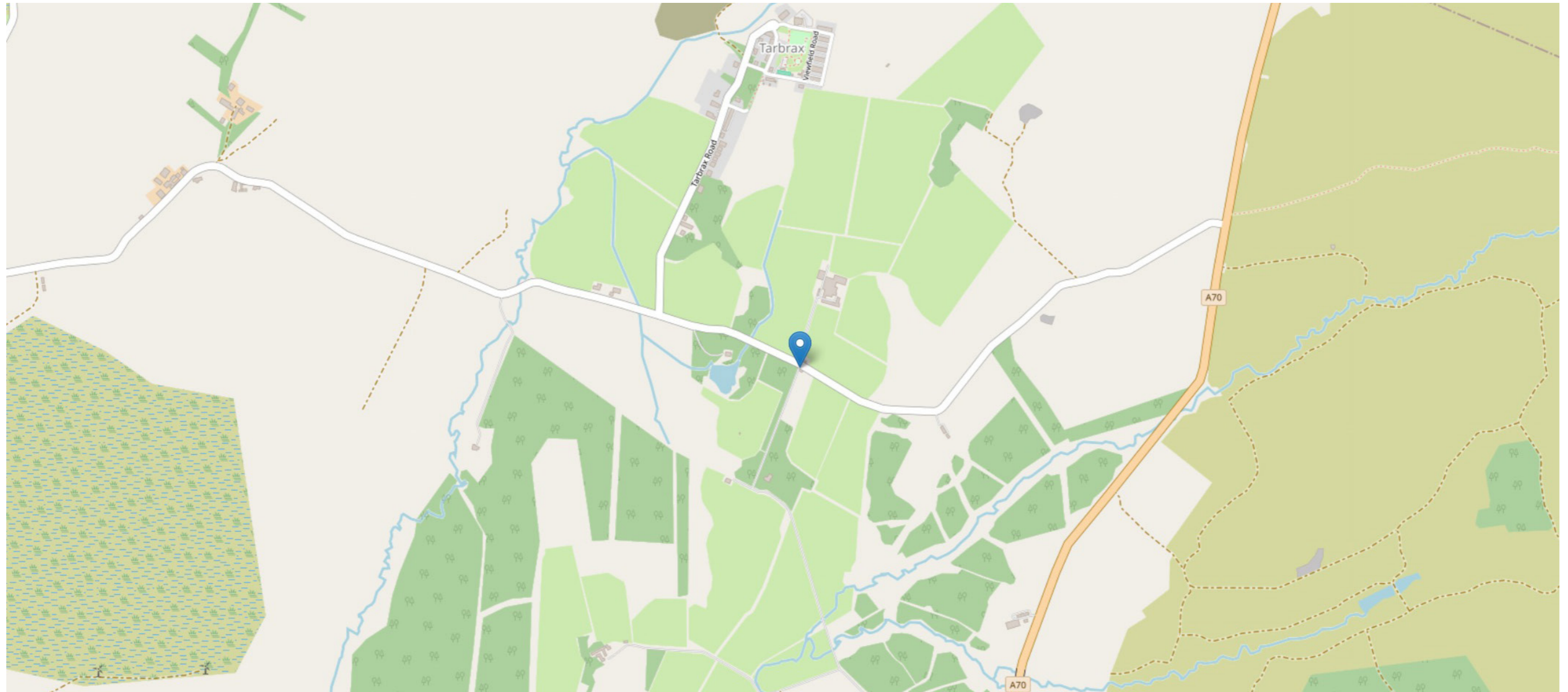
Tarbrax is a peaceful rural village surrounded by rolling countryside, offering an idyllic setting for those looking to enjoy a quieter pace of life without feeling completely disconnected. The area is particularly popular with buyers seeking open space, scenic surroundings and a stronger connection to the outdoors, while still remaining within reasonable reach of everyday amenities and commuter routes.

The nearby towns of West Calder, Lanark and Livingston provide a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, with larger retail and entertainment options available at Livingston Designer Outlet and The Centre Livingston. Schooling is available within the surrounding villages and towns at both primary and secondary level, while the wider area also offers a number of independent outdoor pursuits, equestrian facilities and country walks.

For those who enjoy outdoor living, the location is exceptionally well placed. The surrounding countryside provides endless opportunities for walking, cycling and exploring, with nearby woodland routes, reservoirs and open farmland all contributing to the peaceful atmosphere that makes this area so desirable. The setting is particularly well-suited to those with dogs, animals or lifestyle interests requiring space and flexibility.

Despite its rural feel, the property remains accessible for commuting, with road links connecting easily to the M8, Edinburgh City Bypass and wider Central Belt. Rail services can also be accessed from nearby stations, including West Calder and Livingston South, providing connections towards both Edinburgh and Glasgow. As such, the location offers an excellent balance between countryside living and practical day-to-day connectivity.





  
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