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**24 RAW HOLDINGS
EAST CALDER
WEST LoTHIAN
EH53 0JA**

This large detached bungalow forms part of a generous sized plot of approximately 1/3rd of an acre which incorporates a detached studio and attractive gardens that enjoys a convenient semi rural location within easy reach of Edinburgh.

Porch, reception hallway, wc, lounge, open plan dining room, dining kitchen, four double bedrooms and bathroom.

Gas central heating and double glazing.

Detached studio/games room, mono block driveway and extensive garden grounds.

Offers Around £350,000



GENERAL DESCRIPTION

This large detached bungalow forms part of a generous sized plot of approximately 1/3rd of an acre which incorporates a detached studio and attractive gardens that enjoys a convenient semi rural location within easy reach of Edinburgh. The well presented accommodation boasts spacious rooms and a number of attractive features. Internally comprises; a reception hallway and separate inner hall. The lounge is an attractive public room with windows and patio doors overlooking and leading out on to the gardens. The room features an attractive working multi-fuel stove and polished floorboards. The dining room is open to the lounge with window overlooking the gardens and is presently used as a music room. The dining sized farmhouse style kitchen display modern units with a number of integrated appliances included in the sale price. Windows overlook the garden and there is a utility cupboard off. All four bedrooms are doubles with bedroom one featuring built-in wardrobes. Finally a large four piece bathroom and separate wc are situated off the reception hall. Set within the grounds there is a converted barn which has been formed in to a detached studio/games room and is suitable for a number of uses. The property is set within approximately one third of an acre of garden ground which displays lawn, patio and planted areas. The gardens can be fully enclosed and boast attractive open views over surrounding countryside. Viewing of this superb and rarely available home is strongly recommended to fully appreciate its all round appeal.

SITUATION

East Calder is a small village lying approximately 9 miles East of Edinburgh, just off the A71 Edinburgh to Kilmarnock Road. The location is thoroughly rural yet not only is Edinburgh City Centre readily accessible by road or by main line rail link, the Gyle Shopping Centre, Edinburgh Business Park, Edinburgh International Airport and the central motorway network are all within a 10/15 minute drive. In the opposite direction, Glasgow (30 miles) is readily accessible via the M8. East Calder itself and neighbouring Mid Calder offer a wealth of local shopping facilities and leisure activities. These include golf courses at Ratho, Dalmahoy and Deer Park, East Calder Sports Centre, a library, a number of clubs and societies and beautiful walks through Almondell Country Park. Edinburgh International Climbing Arena is also a 5 minute drive away. A little further afield Livingston (3 miles) has an excellent recently extended shopping centre, including a designer outlet, multiplex cinema, theatre, leisure pool, football stadium and numerous sports centres. Whilst the village itself provides primary education, secondary schooling is available in the neighbouring towns and villages. There are also a number of private schools within a short drive including Clifton Hall.



ACCOMMODATION

(All sizes approximate and at widest point)

LOUNGE

18'1" x 14'10" 5.52m x 4.52m

DINING ROOM

11'2" x 9'5" 3.41 x 2.87m

DINING KITCHEN

20'7" x 12'11" 6.27m x 3.94m

BEDROOM 1

12'2" x 10'11" 3.72m x 3.33m

BEDROOM 2

12'4" x 11'7" 3.78m x 3.53m

BEDROOM 3

15'4" x 9'11" 4.68m x 3.03m

BEDROOM 4

11'9" x 7'6" 3.58m x 2.29m

BATHROOM

8'1" x 7'11" 2.47m x 2.41m

WC

6'4" x 3'5" 1.93m x 1.05m

STUDIO / GAMES ROOM

32'10" x 15'0" 10.02m x 4.57m

ENTRY

By Arrangement

VIEWING

By appointment contact
Russel + Aitken on 0131 20 20 600

PRICE

Offers Around £350,000

NOTES OF SALE

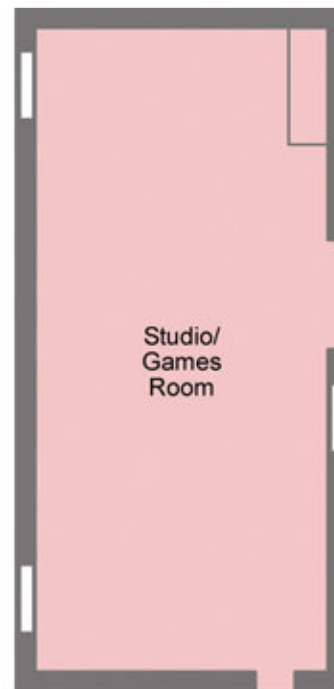
All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.







Schematic Diagram only - Not to scale



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