

FOR SALE

Shuttlehall

West Calder, West Lothian, EH55 8QZ

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



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Shuttlehall

West Calder, West Lothian, EH55 8QZ

A smallholding comprising a large 4 bedroom house with a 1 bedroom annex, a 4 bay general purpose shed, stable block, outdoor school and amenity woodland extending to approximately 7.21 acres in all, close to West Calder train station. Suited to both equestrian and lifestyle buyers, the property is situated near the A71 which links Edinburgh with Lanarkshire and Ayrshire.

West Calder – 1 mile,
Edinburgh – 19 miles,
Glasgow – 31 miles.

Selling Agents

Davidson & Robertson Tel: 0131 449 6212
 Riccarton Mains Fax: 0131 449 5249
 Currie Email: sales@drrural.co.uk
 Midlothian Web: www.drrural.co.uk
 EH14 4AR

Situation

The property is located on the southern outskirts of West Calder close to the B7008 road and Harburn Estate, approximately 18 miles south west of the Edinburgh. Ideally positioned for commuters, the area provides excellent connectivity to Edinburgh Airport (15 miles), A71 and M8 while benefitting from a secluded rural setting.

The West Calder area is peaceful and tranquil with great local community spirit. The area offers an abundance of activities with Harburn Golf Course, Five Sisters Zoo and Beecraigs Country Park nearby. The Pentand Hills Regional Park and Edinburgh International Climbing Arena cater for a range of leisure and recreational activities including walking, climbing, cycling, fishing and horse riding in close proximity.

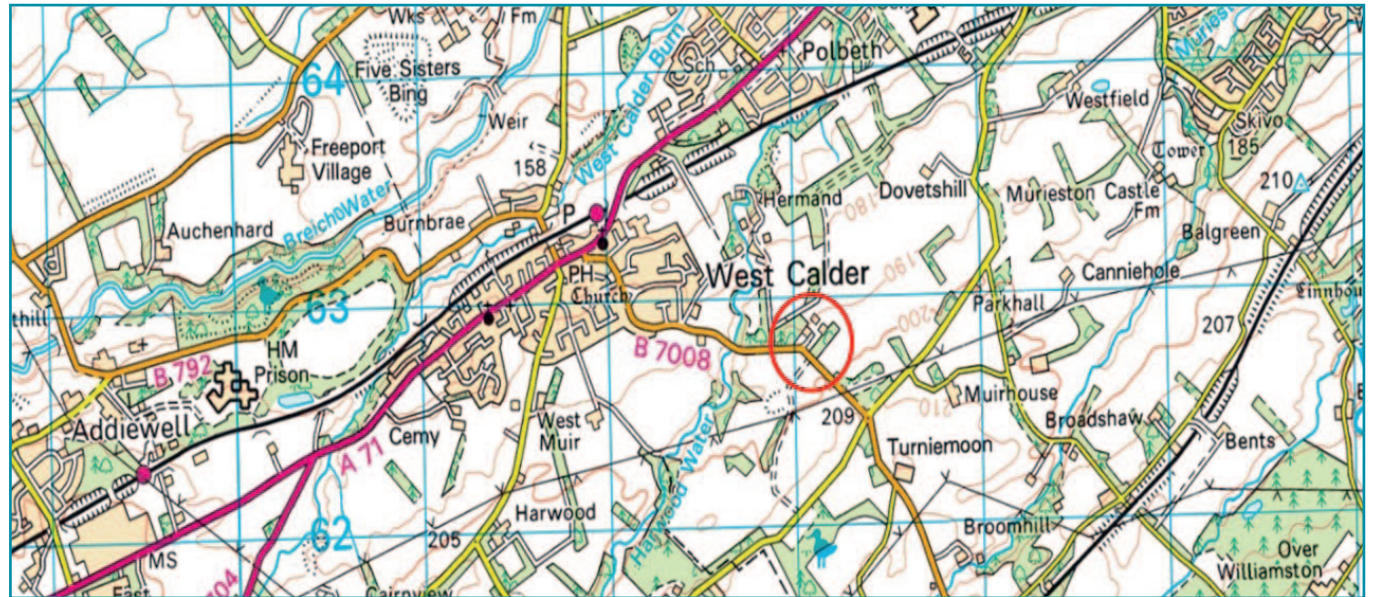
Livingston Designer Outlet is located only 4 miles north east of the property with an excellent range of shops, restaurants, cafes and supermarkets.

The local schooling can be found at Parkhead Primary School and the new West Calder High School which opened in August 2018.

Directions

Leave the Edinburgh City Bypass / A720 at junction 6 signposted West Calder and Edinburgh West, taking the first exit onto Calder Road / A71 and continuing to follow the A71 signposted as Kilmarnock.

At West Calder, turn left onto Harburn Road/B7008 and continue for 1 mile, the property is located on the left hand side.

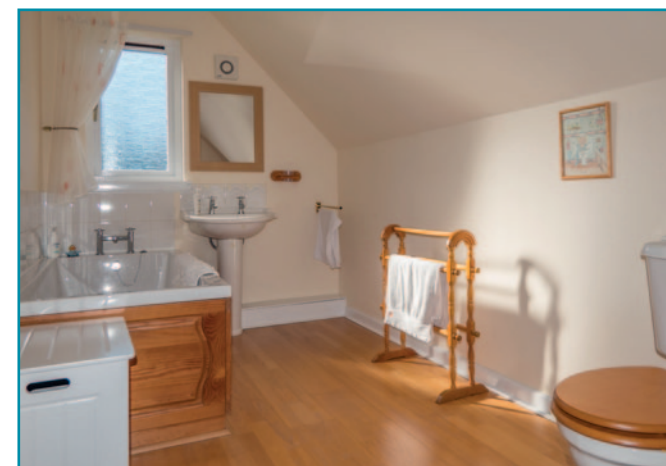


Description

Shuttlehall is an attractive smallholding set in a picturesque and secluded location. Extending to 7.21 acres or thereby, the property comprises a spacious and well-presented one and a half storey house with a 1 bedroom annexe attached.

The property built in 1995 is in move-in condition and designed for modern living, including 4 bedrooms. The annex provides an excellent opportunity for alternative income through either short or long term lets or could equally accommodate extended family or be made part of the main house.

Shuttlehall would be ideally suited to the lifestyle or equestrian market with stables, an outdoor school, shed and workshop. The property was formerly used for the operation of a haulage business therefore alternative uses are possible, subject to gaining the necessary consents.



The property extends to approximately 7.21 acres, including paddocks and amenity woodland which incorporates further grazing. The land has been grazed by horses in recent years but could equally accommodate livestock.

The semi-rural property is accessible and within walking distance of West Calder, with the town of Livingston located 5 miles east and the M8 junction 3A located 6 miles to the north.

Ground Floor

Front Entrance Hall

Entrance vestibule leading onto a bright and spacious hallway with 2 large storage cupboards.

Living Room [4.76m x 4.79m]

Bright, family living room with wood burning stove.

Kitchen [3.52m x 4.78m]

Fully fitted open plan kitchen with a walk-in pantry cupboard.

Utility room [2.73m x 3.50m]

Large utility room including fitted white goods with external door.

Sitting Room [3.50m x 3.48m]

Open plan seating area adjoining the kitchen with south facing windows.

Master Bedroom [4.49m x 3.51m]

Large double bedroom with fitted wardrobe and Jack-and-Jill access to en-suite shower room.

Office [2.74m x 3.50m]

Office space with south facing window.

First Floor

Bedroom 2 [4.80 m x 3.28m]

South facing double bedroom with fitted wardrobes.

Hall Cupboard

3 Large storage/laundry cupboards.

Bedroom 3 [3.44m x 3.30m]

Double bedroom with fitted wardrobes.

Bedroom 4 [3.50m x 4.73m]

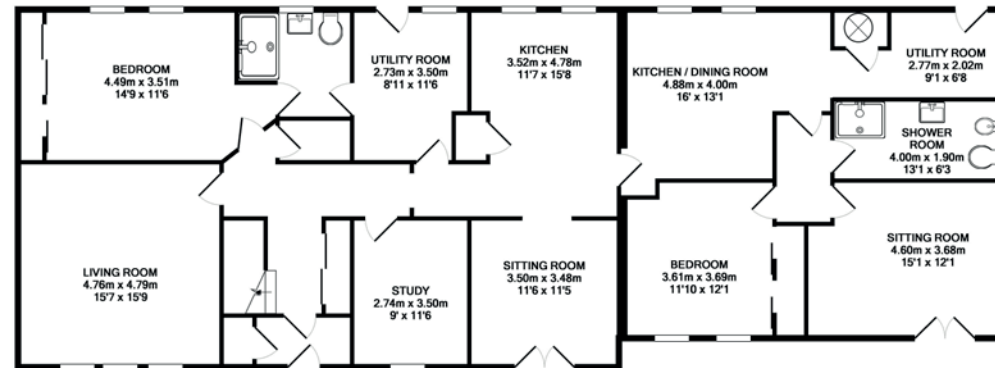
Double bedroom with fitted wardrobes.

Bathroom (3.54m x 2.01m)

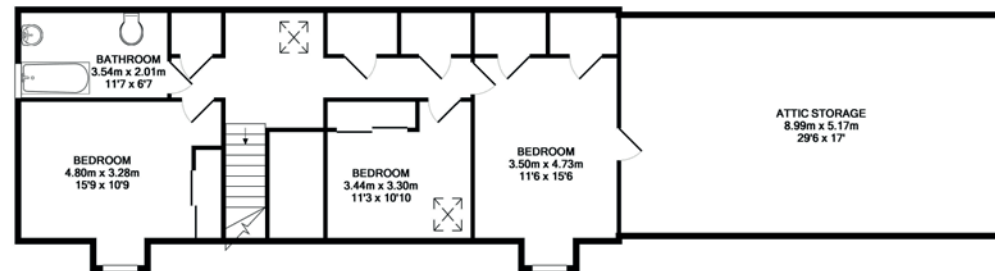
Three-piece suite.

Attic Room [8.99m x 5.17m]

Large storage area currently used as loft space with water and electricity supplies. Could be converted into a Master en-suite subject to the necessary consents.



GROUND FLOOR



1ST FLOOR

Outside / Garden

A wide hardcore driveway providing parking for multiple cars extends to the front, side and rear of the property alongside a tidy and low maintenance lawn.

Stable Block

A box profile clad stable block hosts two loose boxes with potential for extension, subject to the necessary consents.

General Purpose Shed

Located to the south east of the property, a four-bay steel portal frame general purpose shed with box profile sheeting, incorporating a mechanic inspection pit, with a workshop lean-to.

Outdoor Arena

The outdoor school arena has a shale surface for equestrian use. There is the capacity for flood light installation.



Services

The holding benefits from mains electricity and water, with drainage to a private septic tank. Broadband is installed in the property. There is both an oil boiler and biomass boiler which supplies the central heating system. No RHI payments are included as part of the sale.

There is double glazing throughout along with underfloor insulation in the extension and insulation in the loft spaces and cavity walls.

Energy Performance Certificate (EPC) Rating

The EPC rating for the property has been assessed as band D (66).

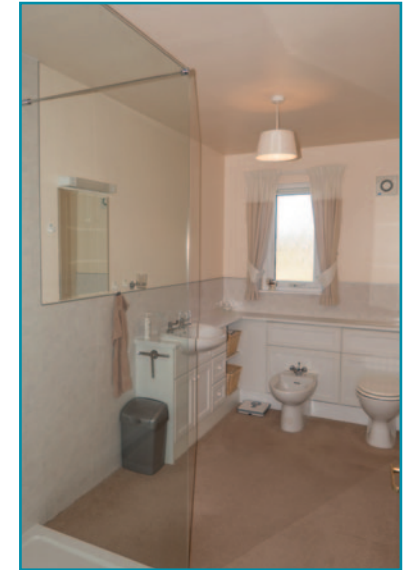
Council Tax

Shuttlehall has been assessed as Council Tax Band F.

Land

Extending to 0.5 acres or thereby the land is currently in equestrian use with potential for lifestyle use and rises to approximately 190m above sea level.

The woodland extending to approximately 4.76 acres is being managed to supply the biomass boiler and wood burning stove. The area also provides open space for grazing as well as ample shelter.



Solicitors

Stewart Watt & Co
202 Dalry Road
Edinburgh
EH11 2ES

Fixtures and Fittings

White goods and fitted appliances, curtains, carpets and floor coverings in the house are included within the sale at no extra charge. No warranties are given for the fitted appliances. The Biomass Boiler and housing is included.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Local Authority

West Lothian Council, Howden South Rd, Livingston EH54 6FF.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents.

Date of Entry

By mutual agreement.

Important Notes**Closing Dates**

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

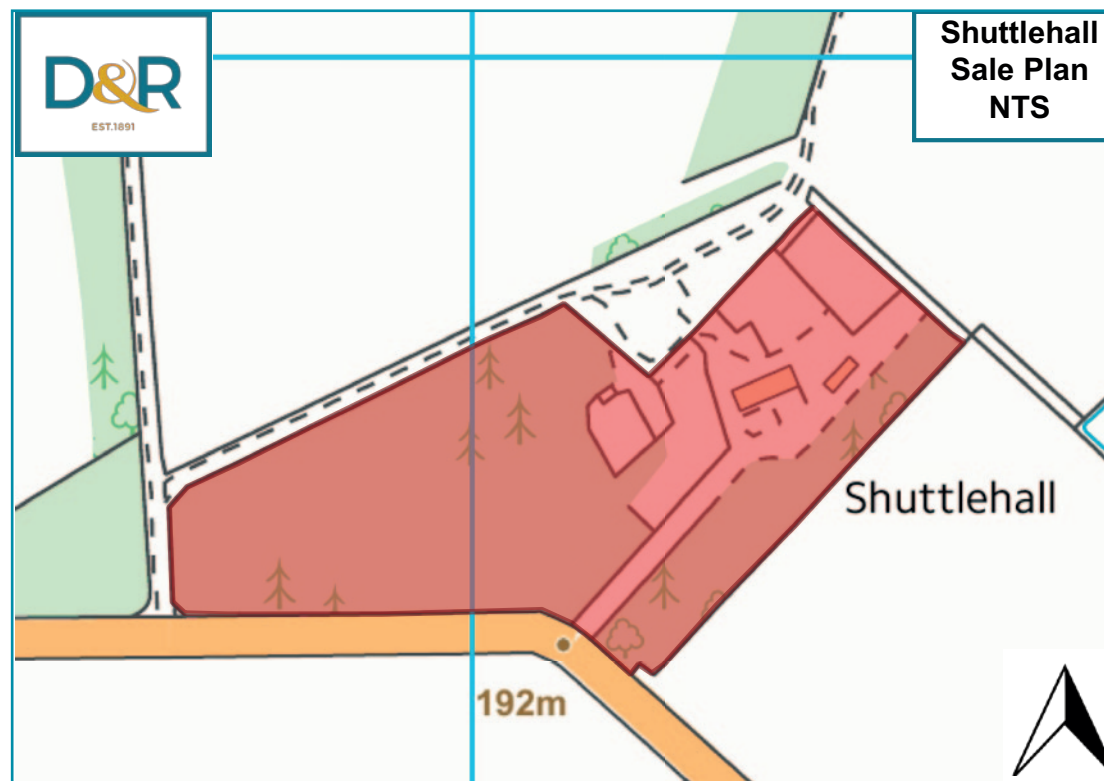
Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money

laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.





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PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.