



RAIZIEHILL

Bathgate, West Lothain, EH48 3AG





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An exceptional family home blending rustic charm with modern lifestyle amenities, featuring a bespoke holiday chalet, a fully equipped gym, wellness spaces, versatile outbuildings, and extensive paddock areas, all within easy commuting distance of Edinburgh and Glasgow.

Summary of Accommodation:

Main House:

Ground Floor: Entrance, open-plan Kitchen, Lounge/Dining Area, Pool Room with Sauna, Double Bedroom 3 with en-suite Shower Room, Office Area, Living Room, Family Bathroom, Double Bedroom 4/Snug.

First Floor: Principal Bedroom with en-suite Bathroom, Double Bedroom 1.

Chalet: Living Room, open-plan to Kitchen, Two Bedrooms, Shower room.

Private driveway with gated access and parking.

Exterior:

Commercial Gym.

Storage/ Chalet rooms 1, 2 and 3. Wellness room/ office. Therapy rooms and shower rooms. WC.

Events room

Garden Grounds:

Substantial garden grounds of notable colour and diversity. Fenced paddock area. Stable and kennel.

Timber shed with seating area. Large driveway providing ample parking. Car port.

Approx. 3.5 Acres.

For sale as a Whole.



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Situation

Raiziehill is located approximately 6 miles west of Bathgate and 12 miles south of Linlithgow, in the heart of West Lothian, and is conveniently positioned between the M8 and M9 motorways. The closest village is Blackridge, which offers various amenities including two village shops, a pharmacy, a doctor's surgery, a community centre and Blackridge primary school.

Bathgate provides a wider range of services including shopping facilities, supermarkets, and both a dental and a doctor's surgery. Livingston (approx. 24 miles) has further, extensive retail facilities, including the Almondvale Shopping Centre and the Livingston Designer Outlet Village. In addition, there are sports and leisure facilities, as well as a hospital.

Linlithgow sits in one of the most historic areas in Scotland, surrounded by landmarks such as Blackness Castle, Linlithgow Palace, St Michael's Church and Linlithgow Loch. The town has a strong sense of community and a thriving centre for everyday shopping where two supermarkets and a number of independent retailers cater for everyday needs. The town itself offers recreational pursuits, including golf, fishing, tennis, rugby, rambling walks and water sports. Linlithgow also has a strong network of local cultural and musical organisations, as well as annual events, including the Folk Festival, Children's Gala Day and the Linlithgow Marches.

There is a good range of schools locally, with primary and secondary schooling in Bathgate and Livingston. There is a choice of private schools in Edinburgh and Glasgow. Edinburgh private school buses operate dedicated services from Livingston, where children are picked up and dropped off each day.

There are several local golf courses, including the Championship course at Dalmahoy and the popular Deer Park Course at Livingston. There is hill walking and mountain biking in the Pentland Hills and trout fishing in nearby lochs and reservoirs, including Beecraigs and Linlithgow.



There is excellent access to Edinburgh, approx. 28 miles away, and the M8 and M9 motorways are close by. There are railway stations at Bathgate and Linlithgow with regular services to Edinburgh, Glasgow and Stirling. Edinburgh Airport is approximately 29 miles away by car.

General Description

Situated amidst undulating West Lothian countryside, Raiziehill offers a rare opportunity to acquire a detached family home, situated within extensive garden grounds of approximately 3.5 acres and complemented by a commercial gym, spa and wellness spaces, fenced paddock area, and a range of outbuildings. The original farmhouse, thought to date back to the 1700s, evokes character and timeless appeal. The exterior showcases a classic, white-painted frontage paired with a distinctive red pantile roof that blends effortlessly with its surroundings. Raiziehill has since been sympathetically renovated and extended over the passage of time by the current owners, to provide comfortable and tastefully presented modern living accommodation that offers flexibility of use.

Tucked back from the roadside, and sheltered by mature trees and hedgerows, Raiziehill is approached through electric double gates which open into an illuminated and generous gravel driveway that sweeps towards the main house. The driveway provides an extensive area for multi-car parking and turning, as well as an approach to the gym and wellness facilities.

Internally, the accommodation extends to about 2666 square feet and combines everyday functionality with well-designed entertaining spaces, in the form of three flexible reception rooms.

A set of stone steps leads up to a glazed door providing access to the Entrance Vestibule. Accessed off the entrance is a generous double guest bedroom, benefiting from dual aspect and rustic feature window shutters, as well as a luxurious en-suite shower room, comprising a walk-in shower with a rainfall overhead shower, a sink basin, and a WC.

From the entrance hall, a part-glazed door leads into the statement open-plan kitchen/lounge area, which has been thoughtfully configured to align with modern lifestyle trends and incorporates a dining area, allowing for sociable and relaxed family living. There is a stone breakfast bar with shelving units and drop feature lights, creating a relaxed dining space. The room is lent atmosphere by rustic exposed beams, while a skylight floods the room with natural light. Notably, there is a stone fireplace with a feature mantel that provides a heartening focal point. A set of French doors from the kitchen and a sliding glazed door from the lounge/dining area lead out to a patio terrace and seating area.



The kitchen has been fitted with a generous array of farmhouse-style wall and floor units, which provide ample storage and work surface area. The units incorporate a Rangemaster cooker, complete with a 5-ring gas hob, set beneath an extractor hood; an integrated double pizza oven; dual copper sinks with waterfall taps; an American double fridge/freezer; and a dishwasher, a washing machine, and a tumble dryer. The kitchen benefits from dropped ceiling lights and timber flooring throughout. Double-glazed doors open into the pool room.

A truly standout feature of the property is the Endless Pool, which generates waves and is perfect for low-impact exercise or simply unwinding. Accompanied by a bespoke sauna, it is housed within a remarkable, triple-aspect pool room, which features floor-to-ceiling windows affording an abundance of natural light and framing views of the garden grounds and countryside. A striking vaulted ceiling with exposed beams enhances the sense of space, while French doors open directly to a decked seating area with steps leading to the garden, creating a connection between indoors and out.

Off the kitchen, a walk-through office area leads into a living room, which benefits from stunning floor-to-ceiling windows as well as a series of triple windows that enhance the sense of space. Adjacent is an inviting double bedroom with a fitted wardrobe, which is also well-suited to serve as a snug, characterised by exposed wooden beams and a feature fireplace. French doors open out to a paved area, which is an ideal spot for an alfresco seating.

Completing the ground floor is the family bathroom, featuring a walk-in shower, a bath with a handheld shower attachment, a built-in TV, twin sinks, vanity units below, and mirrors above, featuring high-quality brass finishes and ceiling spotlights.

An open-tread staircase rises from the living room to the first floor landing above, and provides access to the principal bedroom. The beautifully appointed principal bedroom is well-proportioned with ceiling spotlights and offers uninterrupted views of the surrounding countryside. The accompanying bathroom, which is finished with tiling, has a bath, a wash hand basin with a vanity area, a WC, a Velux window, and ceiling spotlights. The landing leads to a further double bedroom full of rustic charm, featuring sloped ceilings, decorative panelling and a Velux window framing views of the treetops. A linen cupboard completes the first floor.





Guest Chalet

Neighbouring the main house is a delightful guest chalet, designed with privacy, comfort, and traditional rusticism in mind and finished with exterior decorative lanterns. The chalet enjoys its own separate entrance, accessed off the main private driveway, providing ample parking. Internally, the open-plan kitchen and lounge has a welcoming atmosphere. There are two comfortable double bedrooms, each equipped with fitted wardrobes providing practical storage, and a fitted shower room finished to a high standard.

Commercial Gym and Wellness Spaces

The well-established wellness retreat complex was run as a successful business and has been thoughtfully designed and maintained to a high standard. It benefits from a fully equipped commercial gym, as well as dedicated wellness and therapy rooms, and it encompasses multiple areas that provide private spaces for restorative treatments. The facility features convenient shower rooms and various storage areas, enhancing functionality and comfort throughout. Significantly, it also features a versatile events space, complete with its own fully fitted kitchen and separate WC facilities. Ideal for workshops, classes, seminars, or private gatherings, this space adapts seamlessly to suit diverse needs.

Raiziehill offers potential buyers a rare opportunity to acquire a lifestyle and wellness-focused business on a desirable plot, offering both immediate usability and long-term growth potential. The property currently includes a variety of established assets, with existing facilities that allow flexibility of use and grounds that offer potential for future additions or expansion.

Garden and Grounds

The property benefits from a large sweeping driveway and ample parking accented by decorative outdoor lantern lights, trees and planters, and an approach to the main farmhouse, as well as the large carport and wellness spaces. There is a generous covered seating area thoughtfully constructed to allow alfresco entertaining and dining all year round.

The garden grounds extend to 3.5 acres and are well-equipped with an outdoor sound system and ambient lighting. The garden itself has several areas which offer various places for seating, positioned to capture the sun at different times of the day. There is an attractive patio area that can be accessed from the main farmhouse kitchen, an ideal entertaining space in the warmer months. A generous workshop is situated adjacent to the driveway, with power and water, providing an ideal space for storing garden machinery or serving as a workshop.

There are spacious fenced paddock areas served by a stable block with a neighbouring kennel, which are ideal for equestrian use and are bordered by mature hedgerows, trees and timber fencing adding privacy and security.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH48 3AG

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Endless pool is included. The gym equipment will be made available by separate negotiation.

Local Authority

West Lothian Council, West Lothian Civic Centre, Houden South Road, Livingston EH54 6SS. Tel: 01506 2800

What3words

poppy.enlighten.voltages

Classifications

Council Tax Band - F

Tenure

Freehold

Services

Mains water and electricity. Oil central heating and hot water boiler. LPG for gas cooker. Septic Tank.

Solicitors

Sneddon Morrison Solicitors

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.



Internet Websites

Properties and other properties offered by Savills and Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



Guest Chalet



Guest Chalet

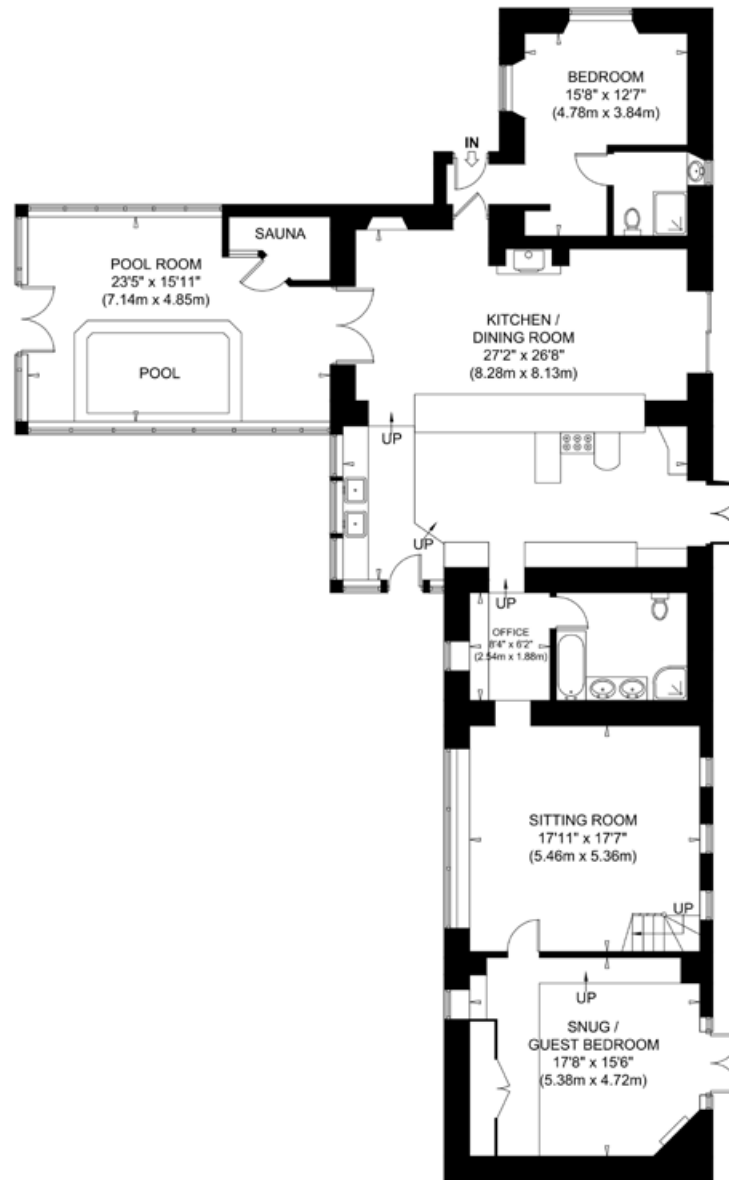


Guest Chalet



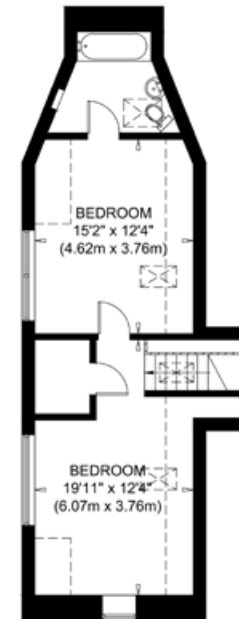
Guest Chalet





MAIN HOUSE GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 199.2 SQ M / 2144 SQ FT

= Reduced headroom below 1.5m / 5'0"



MAIN HOUSE FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 48.5 SQ M / 522 SQ FT

RAIZIEHILL

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA

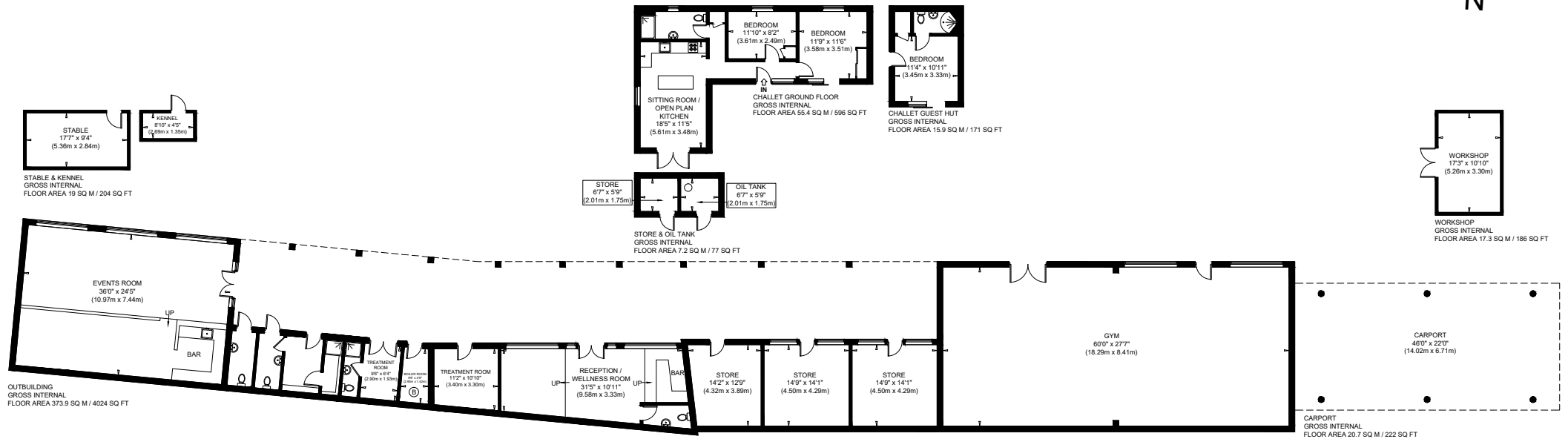
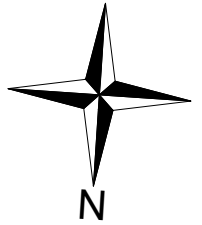
MAIN HOUSE FLOOR AREA = 247.7 SQ M / 2666 SQ FT

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA
 CHALLET & GUEST HOUSE FLOOR AREA = 71.3 SQ M / 767 SQ FT
 STORE & OIL TANK FLOOR AREA = 7.2 SQ M / 77 SQ FT
 STABLE & KENNEL FLOOR AREA = 19 SQ M / 204 SQ FT
 WORKSHOP FLOOR AREA = 17.3 SQ M / 186 SQ FT
 OUTBUILDING FLOOR AREA = 373.9 SQ M / 4024 SQ FT
 CARPORT FLOOR AREA = 20.7 SQ M / 222 SQ FT
 TOTAL = 509.4 SQ M / 5480 SQ FT

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 are approximate and should be independently verified.

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Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

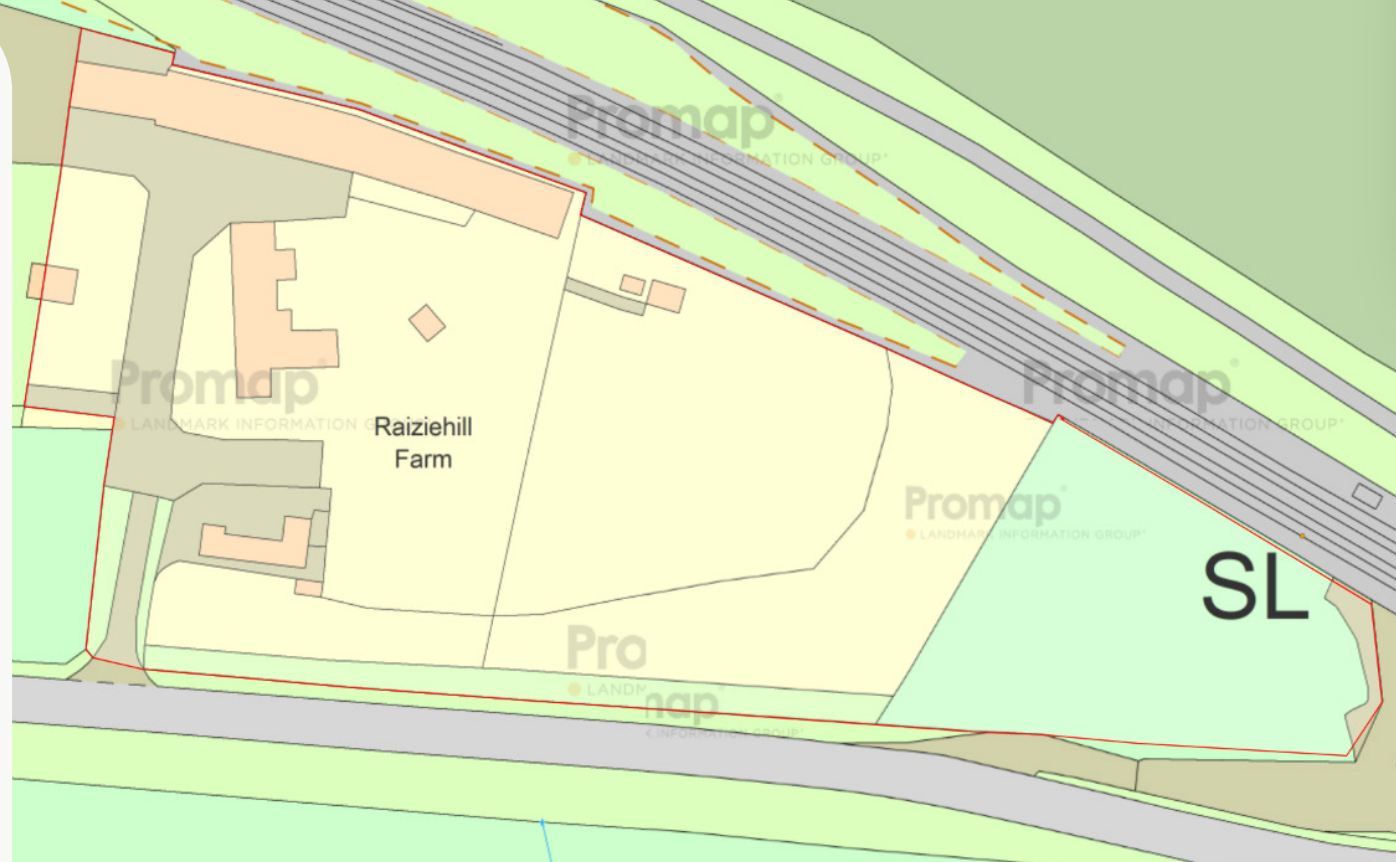
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.





RETTIE

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