

Raiziehill Complex

Airdrie Road, Bathgate, EH48 3AG




McEwan Fraser Legal
Solicitors & Estate Agents



Raiziehill 8-acre secluded complex is perfectly situated in the central belt of Scotland on the A89 Bathgate to Airdrie Road.

This tranquil property lies in the Heartlands of Scotland, on the West Lothian & North Lanarkshire borders, with easy access to both Glasgow and Edinburgh via the M8 motorway, as well as railway stations & airports which provide services to many towns & cities in-between.

The property has nearby schools, colleges, sports club facilities and is surrounded by countryside pathways for leisurely walks & cycling trails.





“...a popular retreat set within 8 acres of Scottish countryside...”



McEwan Fraser Legal are delighted to present to the market this unique opportunity to purchase Raiziehill Complex. The 8-acre fitness, wellbeing & residential complex comprises of a traditional farmhouse built in 1763, including a fully equipped holiday chalet ready to let, commercial gym, wellbeing & events rooms, outbuildings with storage, workshop, paddock areas & car port.

RAIZIEHILL COMPLEX



Built in 1763, a 4-bedroom detached family home offering flexible accommodation over two floors. The property is accessed through french doors which lead directly into the open-plan family lounge and dining kitchen area. Decorated in a truly traditional rustic manner, the kitchen space is fully equipped with exposed beams, breakfast bar, wine fridge & pizza oven.

The open plan lounge and dining area features a wood-burning stove and flat-screen TV. This is a great space for entertaining and gives direct access to the sauna and endless pool area.

On the ground floor, there is a spacious double bedroom with a modern en-suite shower room, and a second double bedroom with french doors leading directly to the garden. The games room boasts floor to ceiling



Farm House

windows, flooding the room in natural light. The first floor has a further two double bedrooms, one of which has an en-suite bathroom.

Externally, private access is via the electric automated gates onto the private illuminated driveway. All within the large maintained tranquil gardens, you will also find fire pits & BBQ areas, undercover wooden gazebo, outdoor music & lighting system which is perfect for entertaining & relaxing, along with detached outbuildings, tools storage area & workshop space.



OPEN PLAN KITCHEN/DINER/LOUNGE









Approximate Dimensions
(Taken from the widest point)

Kitchen	8.00m (26'3") x 4.50m (14'9")
Lounge/Diner	8.00m (26'3") x 3.60m (11'10")
Pool	7.30m (23'11") x 4.90m (16'1")
Games Room	5.30m (17'5") x 5.00m (16'5")
Bedroom 1	5.10m (16'9") x 4.70m (15'5")
Bedroom 2	4.70m (15'5") x 3.89m (12'9")
En-suite	1.90m (6'3") x 1.70m (5'7")
Bedroom 3	4.60m (15'1") x 3.70m (12'2")
En-suite	3.00m (9'10") x 2.20m (7'3")
Bedroom 4	4.10m (13'5") x 3.70m (12'2")
Bathroom	3.10m (10'2") x 2.50m (8'2")

Services: The site has LPG Gas, electric and mains water.

Tenure: Freehold





Fitness & Wellbeing

Raiziehill was once a popular retreat providing a unique fitness & wellbeing experience, which has its own fully equipped commercial gym, fully set up massage/holistic therapy healing & relax rooms with access to shower rooms and ladies and gent's toilets.

There are two self-contained chalet rooms, a large events room with well-equipped built-in kitchen, offering seating for up to 40 guests and a fully self-contained office with its own WC and kitchen bar area.

Externally there is a covered outdoor events area with BBQ and a very large well-maintained park with lighting and outdoor sound system. At the bottom of the 8-acre site sits a horses/ponies paddock.



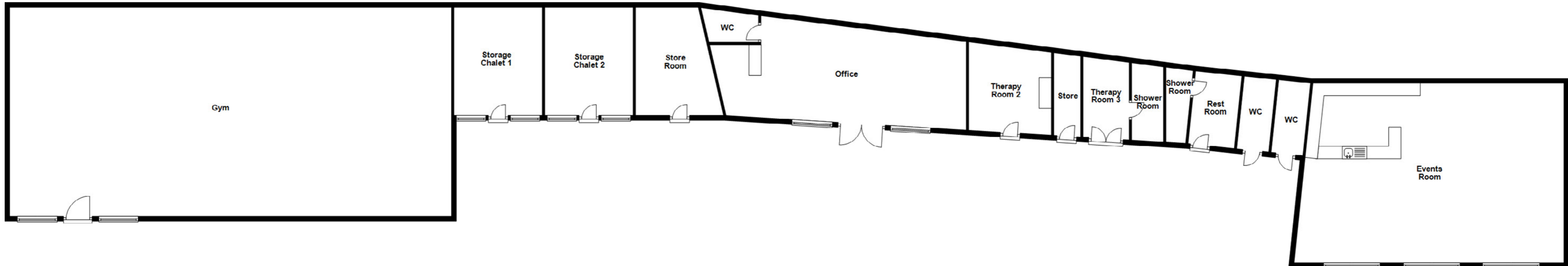
THE GYM





Approximate Dimensions
(Taken from the widest point)

Gym	18.00m (59'1") x 8.50m (27'11")	Store Room	4.40m (14'5") x 3.60m (11'10")
Events Room	11.00m (36'1") x 7.30m (23'11")	WC	2.18m (7'2") x 1.10m (3'7")
Storage Chalet 1	4.40m (14'5") x 3.60m (11'10")	Store	3.60m (11'10") x 1.10m (3'7")
Office	9.80m (32'2") x 3.60m (11'10")	Shower Room	2.90m (9'6") x 1.30m (4'3")
Storage Chalet 2	4.40m (14'5") x 3.60m (11'10")	Shower Room	2.90m (9'6") x 1.30m (4'3")
Therapy Room 2	3.60m (11'10") x 3.40m (11'2")	Rest Room	2.90m (9'6") x 1.90m (6'3")
Therapy Room 3	3.20m (10'6") x 1.90m (6'3")		





The Chalet

Raiziehill Chalet is a traditional rustic style detached property with separate private access through automated gates. The self-catering chalet provides the opportunity for additional income. The spacious chalet has two double bedrooms both with fitted wardrobes, open-plan lounge, a well-equipped kitchen, and a modern fitted shower room. In keeping with the theme, the current owners have finished the chalet in truly rustic style, with wooden panel walls and ceilings. The mood lighting creates a warm and welcoming atmosphere, and there is wrap around decking allowing guests to enjoy the great outdoors in their own private fir tree garden with BBQ area. To the side of the Chalet, you will also find a separate 1-bedroom guest en-suite.



OPEN PLAN AREA

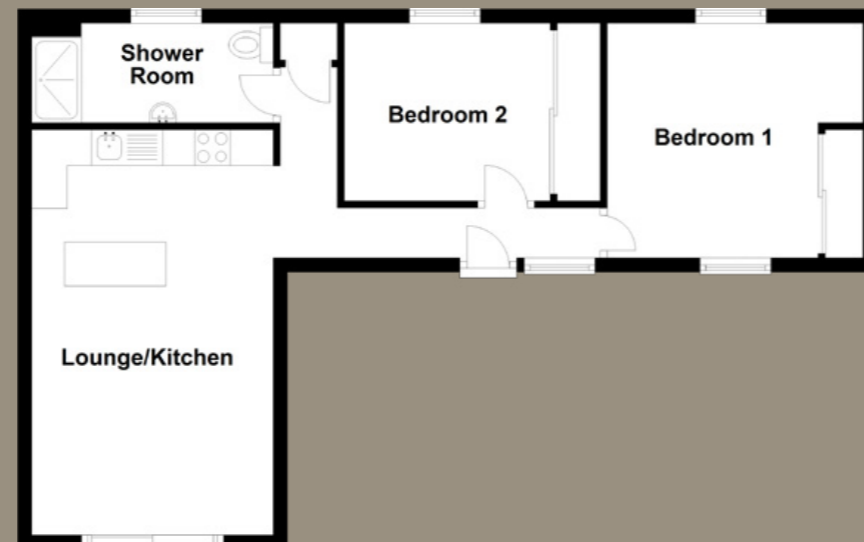






Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	5.70m (18'8") x 3.50m (11'6")
Bedroom 1	3.60m (11'10") x 3.30m (10'10")
Bedroom 2	2.90m (9'6") x 2.50m (8'2")
Shower Room	3.40m (11'2") x 1.40m (4'7")





The properties sit within the well-kept 8 acres of land offering ample opportunity for expansion or a multitude of uses. There is ample visitor and guest parking with a car port.

This really is a fantastic and unique opportunity for the right person offering a flexible option to work and live on-site, build a business, and watch it grow.





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