



35 Nethershiel Terrace, East Calder, EH53 0GJ

RE/MAX Property

****An Amazing 4 Bed New Build House with Garage****

This wonderful 4 bed detached home is nestled in a peaceful residential area of Calderwood, East Calder. Ideally located to take advantage of the local facilities including a nursery and primary school. Just 4 years old, benefiting from all the modern building standards, including solar panels, the property also has an NHBC warranty in place. Sharon Campbell and RE/MAX Property are delighted to bring this market in Nethershiel Terrace, EH53 0GJ.

Comprising:

Entrance Vestibule

Lounge

Dining Room

Kitchen

Living Level Toilet

4 Bedrooms

En-Suite Shower Room

Family Bathroom

Rear Garden

Driveway

Garage

Situated in the new Calderwood development, which is a growing community with modern facilities, including a coffee shop (which also does takeaway) and a brand-new Primary School and Nursery. East Calder is a highly regarded town and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links with the Edinburgh City Centre, and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The town has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, barbers and hairdressers, a local bistro pub and takeaways, a public park and football pitches. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks.





Front Garden and Garage

The property benefits from a double mono-blocked driveway leading to an integrated garage, providing ample off-street parking. A paved path runs along the side of the house, giving access to the rear garden via a gated entrance. The garage, 4.955m x 2.398m (16'03" x 07'10") has a single up and over door provides to access to the garage, which has power and light. The garden is neatly landscaped with a combination of lawn and established shrubs, adding greenery and kerb appeal.

Entrance Hallway

Step into this charming space through a composite door with a glazed panel, allowing natural light to brighten the space. The modern décor begins with white painted walls and engineered oak to the floor. An inviting atmosphere is created with recessed ceiling downlights. A smoke detector, power points and a radiator complete this area.

Lounge

3.479m x 4.430m (11'04" x 14'06")

This bright room is located to the rear of the property to take full advantage of the outlook to the garden, through double doors. Decorated with engineered oak flooring and white painted walls, the contemporary décor continues. The natural lighting is enhanced by a ceiling mounted fitting along with four recessed downlights. A smoke detector, a radiator and power points are provided.

Dining Room

3.151m x 2.518m (10'04" x 08'03")

This delightful room is located to the front of the property and could be used for a variety of uses. Featuring wooden flooring that continues seamlessly from the hallway along with the neutral tones to the walls, creating a warm and inviting flow. A storage cupboard is located under the stairs. Windows to the front of the property allows for plenty of natural light, complemented by a ceiling light. Fitted with power points and a radiator.

Breakfasting Kitchen

3.598m x 2.974m (11'09" x 09'09")

This modern kitchen is presented with tiled flooring and crisp white walls, giving the space a fresh and airy feel, with the half-glazed rear door and windows bringing in an abundance of natural light. The beige matte cabinetry is paired with wood-effect worktops and upstands. A range of integrated appliances include: an eye-level double oven, full-height fridge-freezer, under-counter dishwasher and washing machine. The five-ring gas hob sits beneath a cooker hood with a ceramic splashback. The stainless-steel sink with drainer and mixer tap is ideally positioned below the rear-facing double window. Additional features include recessed ceiling downlight, under unit lighting, floor lighting, a heat detector, an extractor fan, a radiator and power points.

Living Level Toilet

1.866m x 1.276m (06'01" x 04'02")

An essential for modern day living, this room is fitted with a white pedestal sink and a white close coupled toilet. A full glazed window provides natural light, complemented by a ceiling light. Finished with tiled flooring and white painted walls, the modern décor continues. An extractor fan is also supplied.

Stairs and Landing

A beige carpet leads up to carpeted upper landing and is decorated with neutral tones to the walls. A side facing window provides natural light, complemented by recessed ceiling downlights. Additional features include a smoke detector, a radiator, a double power point and a cupboard.

Main Bedroom

3.469m x 2.778m (11'04" x 09'01")

This fabulous room is decorated with neutrally painted walls and a carpet to the floor. A front facing window provides natural light with the addition of a ceiling mounted light. A built-in wardrobe provides storage. Power points, a television aerial socket, a radiator and a second thermostat for dual zone heating are all provided.

En-Suite Shower Room

1.622m x 1.283m (05'03" x 04'02") plus shower space

The white en-suite comprises of a wall mounted shower set in a cubicle, a close coupled toilet and a pedestal sink. Decorated with tiled flooring, some white painted walls and tiled splashback areas. A built-in mirrored cabinet provides useful storage. A side facing window brings in natural light and is complemented by recessed ceiling downlights. A chrome ladder radiator and an extractor fan complete this room.

Second Bedroom

3.005m x 2.834m (09'10" x 09'03") plus wardrobe recess

Presented with white painted walls and a soft beige carpet, this bedroom has a bright and cosy feel. The rear facing double window has views over the garden while allowing in natural light, with a radiator set below for warmth. The space is finished by a ceiling light and power points.

Family Bathroom

2.515m x 1.586m (08'03" x 05'02")

This superb bathroom has modern grey tiled flooring and a feature wall of patterned tiles in the splashback areas. The white suite comprises of a pedestal sink, a fitted bath with a wall mounted over bath shower with an overhead rainfall showerhead plus handheld shower and a close coupled toilet. A window to the rear allows in natural light plus ceiling downlights for a bright, clean look. Additional features include an extractor fan and a wall mounted radiator.

Third Bedroom

3.667m x 2.382m (12'00" x 07'09")

Finished with a beige carpet, this room has a cheerful design with half-height yellow and white painted walls with a feature wall decorated with an animal motif. A double window to the rear allows natural light to fill the space. A ceiling light, power points and a radiator offering flexibility as a bedroom, nursery or study.

Fourth Bedroom

3.195m x 2.293m (10'05" x 07'06") widening to 3.031m (09'11") plus door recess

This wonderful room has white painted walls and a cream carpet, creating a clean and neutral backdrop. A large window to the front brings in natural light, with a radiator positioned beneath for warmth. The layout allows for a variety of uses, with space for freestanding furniture alongside power points for convenience.

Fourth Bedroom

3.195m x 2.293m (10'05" x 07'06") widening to 3.031m (09'11") plus door recess

This wonderful room has white painted walls and a cream carpet, creating a clean and neutral backdrop. A large window to the front brings in natural light, with a radiator positioned beneath for warmth. The layout allows for a variety of uses, with space for freestanding furniture alongside power points for convenience.

Rear Garden

This south facing garden is landscaped with a fully enclosed with a timber fence, offering both privacy and security. A large stone paved patio sits directly outside the property, providing an ideal space for outdoor dining and entertaining. A step leads up to a well-maintained lawn bordered by raised flower beds set into a decorative wall, adding greenery and colour.

Additional Items

Tenure: freehold. Council Tax Band: F

Factor Fee: Calderwood Commuinty Services, Annual cost - £287.76

There is unrestricted parking to the front of the property. All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670.TODAY.

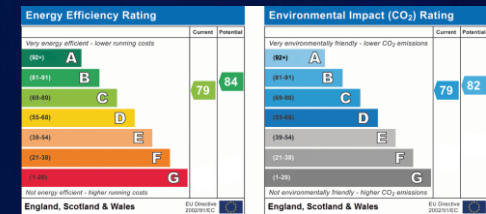
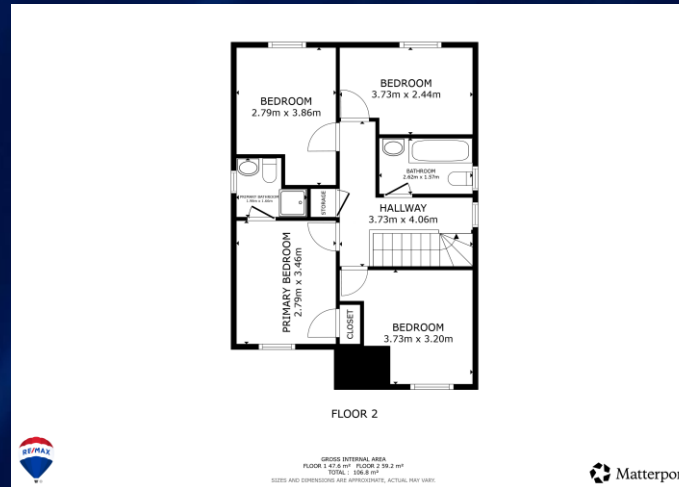
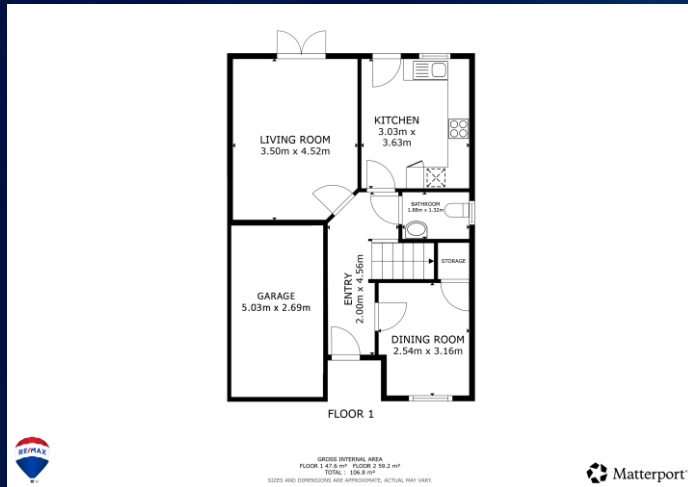
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