



16 Nethershiel Terrace, East Calder

Offers Over £280,000



## 16 Nethershiel Terrace

### East Calder

Occupying a prime position within the highly sought after Nethershiel Terrace development, this impressive three bedroom semi detached home offers spacious and versatile accommodation, a substantial driveway, integral garage and beautifully maintained gardens, all presented in true walk in condition.

The property immediately commands attention with its attractive kerb appeal, featuring a contemporary blend of brick and rendered finishes, an expansive monobloc driveway providing ample off street parking, an integral garage and the added benefit of solar panels, enhancing the property's energy efficiency.

A welcoming entrance hallway creates an excellent first impression, with quality flooring, crisp décor and a bright, airy feel that continues throughout the home. The generous lounge is beautifully presented with contemporary tones, stylish herringbone flooring and French doors leading directly to the rear garden, creating an ideal space for both everyday family living and entertaining guests. The large airy space ensures it can accommodate multiple flexible layouts.

The heart of the home is the modern dining kitchen, fitted with an excellent range of sleek high gloss units, generous worktop space and quality integrated appliances. Thoughtfully designed to maximise both practicality and functionality, the kitchen offers ample storage, extensive preparation space and room for family dining, making it the perfect hub for modern living.

A convenient ground floor WC completes the lower level and is finished in a fresh contemporary style.

Upstairs, a spacious upper landing provides access to three well proportioned bedrooms and the family bathroom.



The principal bedroom is a superbly proportioned retreat, offering generous floor space, quality flooring and a bright, airy atmosphere. Easily accommodating a king size bed and additional furnishings, the room provides a relaxing and comfortable environment. The bedroom further benefits from a stylish en-suite shower room, complete with a contemporary vanity unit, modern sanitaryware and a spacious shower enclosure, providing both luxury and practicality.

The remaining bedrooms are all excellent sizes and offer fantastic flexibility for growing families. Whether utilised as additional double bedrooms, children's rooms, guest accommodation or home working space, the layout adapts effortlessly to a variety of lifestyle requirements. One of the bedrooms is currently configured as a dedicated home office, showcasing the versatility of the accommodation and perfectly suiting modern hybrid working arrangements.

Completing the upper level is the well appointed family bathroom, presented in fresh neutral tones and finished with contemporary tiling. Featuring a full sized bath, vanity storage and modern fittings throughout, the bathroom offers a bright and practical space ideal for family living.

Externally, the property continues to impress with a generous, fully enclosed rear garden designed with ease of maintenance in mind. The expansive artificial lawn provides an attractive year round finish while offering excellent space for children to play, outdoor entertaining and family gatherings. A patio area directly accessed from the property creates the perfect setting for al fresco dining and summer barbecues, while the enclosed boundaries provide a good degree of privacy and security. The garden enjoys a bright, open aspect and serves as a fantastic extension of the living space throughout the warmer months.

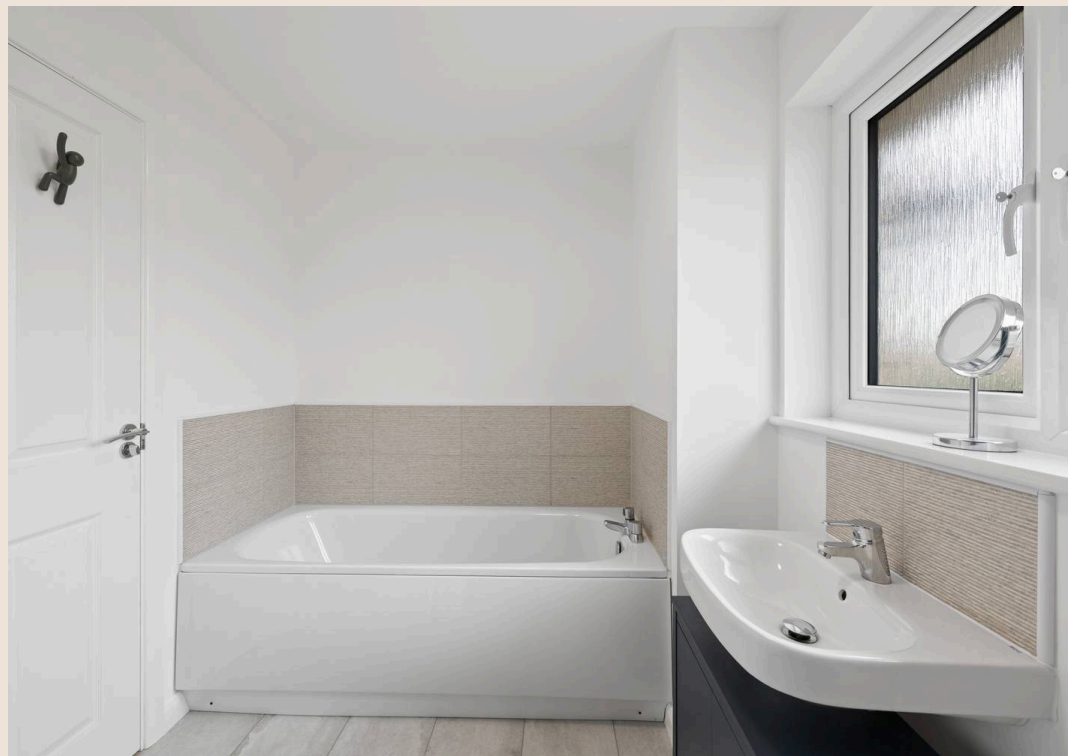
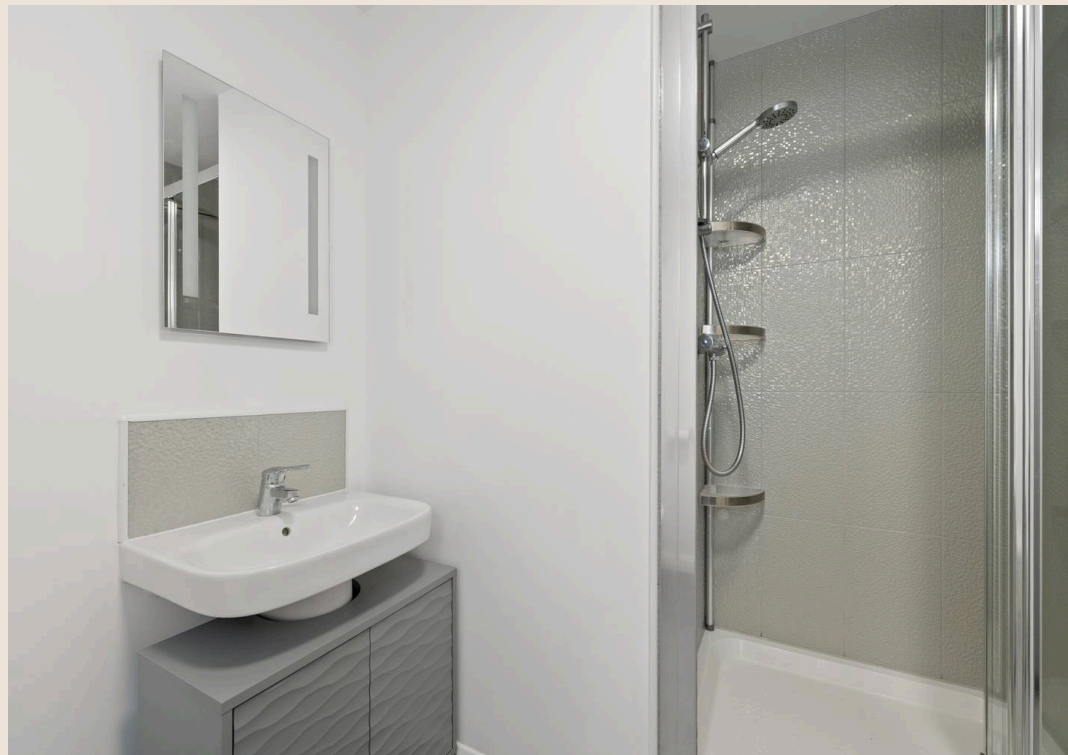
Finished to an exceptional standard throughout and offering a superb balance of style, space and practicality, this outstanding detached family home is perfectly suited to modern family living and is ready for its next owners to move straight in and enjoy. Immaculately presented throughout, this exceptional family home combines generous living space, contemporary finishes and versatile accommodation in one of the area's most desirable residential developments. Offering three bedrooms, an integral garage, private gardens, solar panels and excellent family friendly living space, this is a true turnkey property.

Home Report Value- £285,000

EPC - B

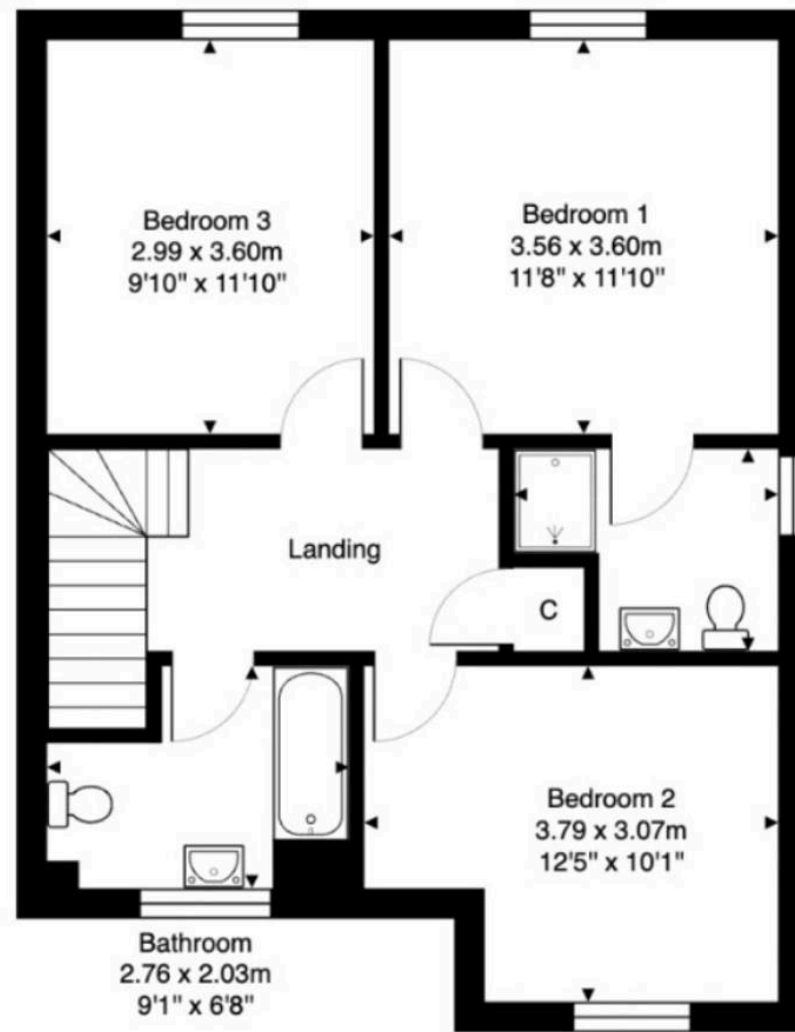
Council Tax Band - E







**Ground Floor**



**First Floor**

**B**



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