



Solicitors & Estate Agents



8 Beech Lane

East Calder | West Lothian | EH53 OGW

Beautifully presented throughout, this impressive Stewart Milne 'Kingsmuir' detached villa occupies a generous corner plot within a quiet and sought after residential development in East Calder. Boasting a south facing rear garden, a garage and a high standard of finish throughout, this exceptional home is ideally suited to growing families seeking stylish, modern living in a peaceful setting.

-  3 public rooms
-  5 bedrooms
-  3 bathrooms plus WC
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – C
-  Council tax band – F



Description

You enter a welcoming hallway and to the rear of the property is the elegant lounge, featuring an electric fire and French doors opening onto the south facing rear garden, creating a wonderful space to relax and unwind. Adjacent is the superb dining kitchen, fitted with a range of sleek white wall and base units with co-ordinated worktops and French doors providing direct access to the garden, ideal for indoor-outdoor living. Off the kitchen is a practical utility room with internal access to the garage. To the front of the property is a versatile playroom, which could equally be utilised as a formal dining room or home office. A useful WC and understairs storage complete the accommodation on this level.

Carpeted stairs lead to the naturally lit landing, where the generous principal bedroom features a walk-in wardrobe and an en-suite shower room. There are four further bedrooms, two with built-in wardrobes and one with its

own en-suite shower room, together with a contemporary four piece family bathroom comprising a crisp white suite including a bath, separate shower cubicle with rainfall shower and a heated towel rail. The property further benefits from a partially floored attic, gas central heating with an air source heat pump, underfloor heating in the hall, kitchen and playroom, and double glazing.



Extras

Included in the sale will be the induction hob and electric oven, and integrated fridge/freezer and dishwasher.

Gardens and Parking

A neat front garden laid to lawn provides an attractive approach to the property, while to the rear is a fully enclosed south facing garden designed for ease of maintenance. Featuring artificial lawn and Indian sandstone patio areas, it offers the perfect setting for outdoor dining and entertaining during the warmer months, while also providing a safe and secure space for children and pets to enjoy. The property also has a one and a half garage with two up and over doors, power and lighting, together with a double driveway providing off street parking.

Factoring

The common grounds around the development are maintained by Calderwood Community Services at a cost of approximately £25 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

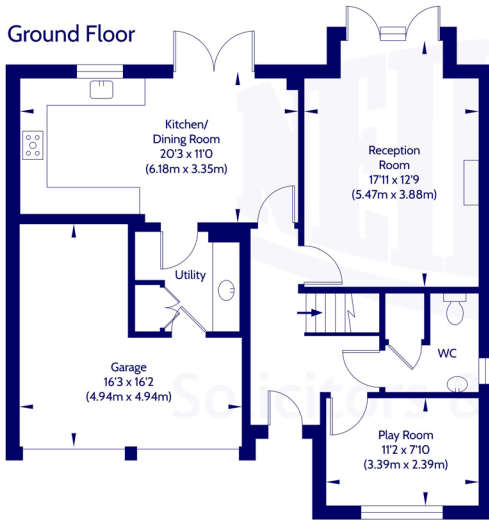
Beech Lane forms part of the enviable modern Calderwood estate. It is conveniently positioned within the popular West Lothian village of East Calder with everyday shopping facilities on hand together with excellent commuting links via bus services, nearby railway station and the main motorway network system providing easy access to Glasgow, Edinburgh and beyond. The delightful open space of The Almondell & Calderwood Country park is closeby and offers a wide range of leisure and outdoor pursuits. Livingston features an impressive shopping establishment including a multi-screen cinema together with many popular high street shops, restaurants and leisure facilities. Within the Calderwood estate itself is a popular café and play park together with a reputable nursery and primary school with secondary schooling available in Livingstone and West Calder.



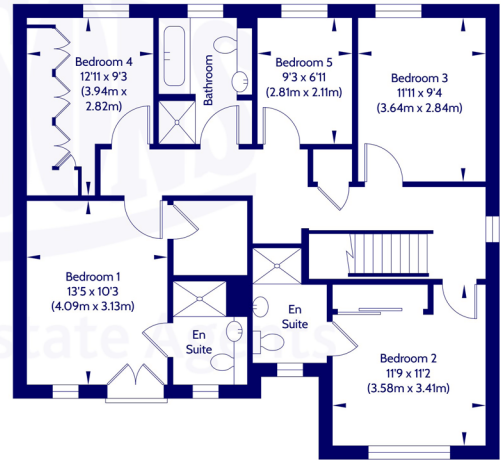


Approx. Gross Internal Floor Area 158 Sq M / 1699 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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