



8 Sheil Place, East Calder

Offers Over £375,000

8 Sheil Place

East Calder

Welcome to Sheil Place, Calderwood, East Calder, a truly stunning four bedroom, four bathroom detached home built in 2015 by Persimmon Homes and extensively upgraded to an exceptional standard by its current owners. Offering a beautifully converted garage, landscaped south west facing garden, Jack and Jill ensuite and high spec finishes throughout, this is a standout family home in genuine move in condition.

From the moment you step inside, the quality and attention to detail are immediately evident. The entrance opens into a bright and stylish layout finished with Amtico flooring throughout the entire ground floor, creating a seamless and elegant flow. To the right, the professionally converted garage now serves as an impressive additional living space. This room comfortably accommodates two large sofas and features a fireplace and striking character panelling, all enhanced by generous natural light from the front facing windows. It's a versatile space ideal as a second lounge, cinema room or family snug.

To the left, the main lounge offers a sophisticated retreat, again featuring character panelling, a bespoke media wall and ample space for two large sofas. The décor is tasteful and contemporary, creating a warm yet refined atmosphere perfect for relaxing or entertaining guests.

Flowing effortlessly from the living areas is the showpiece open plan kitchen and dining space at the rear of the home. Designed for modern family living, this stunning kitchen features white gloss cabinetry, granite worktops, a central island, integrated oven, grill, microwave, dishwasher and space for a freestanding fridge freezer. Ambient ceiling lighting and spotlights elevate the space further, while there is generous room for dining for six people. Patio doors open directly onto the rear garden, making this the true heart of the home, ideal for hosting and everyday family life.



Just off the kitchen, the utility room provides additional practicality with space for both a washing machine and tumble dryer, along with further cabinetry for storage. The downstairs WC is fully tiled and finished with chrome fittings and a heated towel rail, continuing the high standard seen throughout.

Upstairs, the spacious landing leads to four beautifully presented bedrooms. The principal suite, positioned to the front, comfortably hosts a super king size bed along with fitted wardrobes and additional furnishings. The ensuite is particularly striking, fully tiled with elegant gold accents and featuring a contemporary three piece suite with a standing shower.

Bedroom two, also to the front, comfortably fits a double bed with bedside cabinets and wardrobe space. This room shares a stylish Jack and Jill ensuite with bedroom three, which is positioned to the rear. The Jack and Jill shower room is finished with tiling throughout the shower enclosure and splashback areas, providing convenience and a clever family friendly layout. Bedroom three comfortably accommodates a double bed and additional storage, while bedroom four is another generous double bedroom offering excellent versatility for family members, guests or a home office.

The main family bathroom is centrally located and features a three piece suite with a bathtub, splashback tiling and a window for natural light and ventilation.



Externally, the south west facing landscaped garden is a true sun trap. Designed for low maintenance, it offers ample space for outdoor dining, a gazebo and even a hot tub, making it perfect for summer entertaining and relaxed family evenings. To the front, the property benefits from a two-car driveway and EV charger, adding further practicality for modern living.

Sheil Place sits within the highly desirable Calderwood development, a thriving and family friendly neighbourhood. Calderwood Primary School is just around the corner, while East Calder High Street offers cafés, local shops and everyday amenities. Almondell & Calderwood Country Park is nearby, providing beautiful woodland walks and open green space ideal for nature lovers and families. Excellent transport links are available via the A71 and M8 for commuting to Edinburgh and Glasgow and Kirknewton Train Station is also within easy reach.

This is a beautifully upgraded, turnkey family home offering space, style and quality in one of West Lothian's most sought after residential settings.

Home Report Value- £390,000

EPC - B

Council Tax Band - F

Square Ft- 1625/151m2

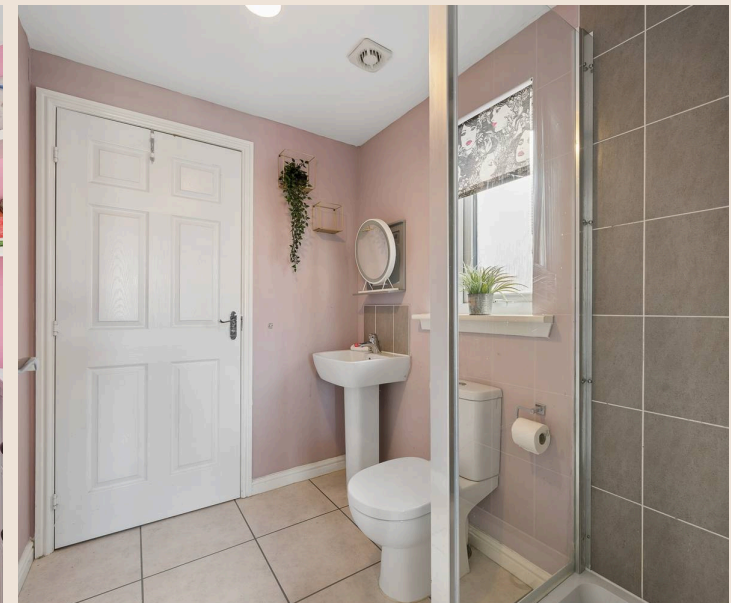


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- Four Double Bedrooms
- Utility Room
- Jack & Gill En-suite
- Garage Conversion
- Sun Trap South Facing Garden
- Calderwood Primary School Catchment

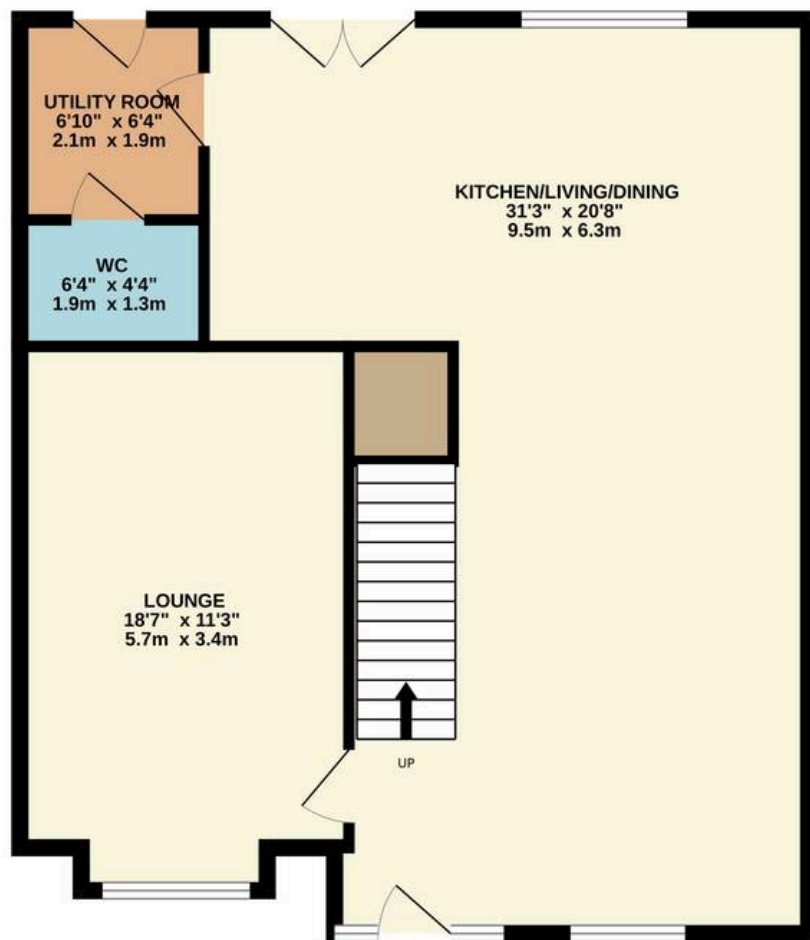
Driveway

2 Parking Spaces

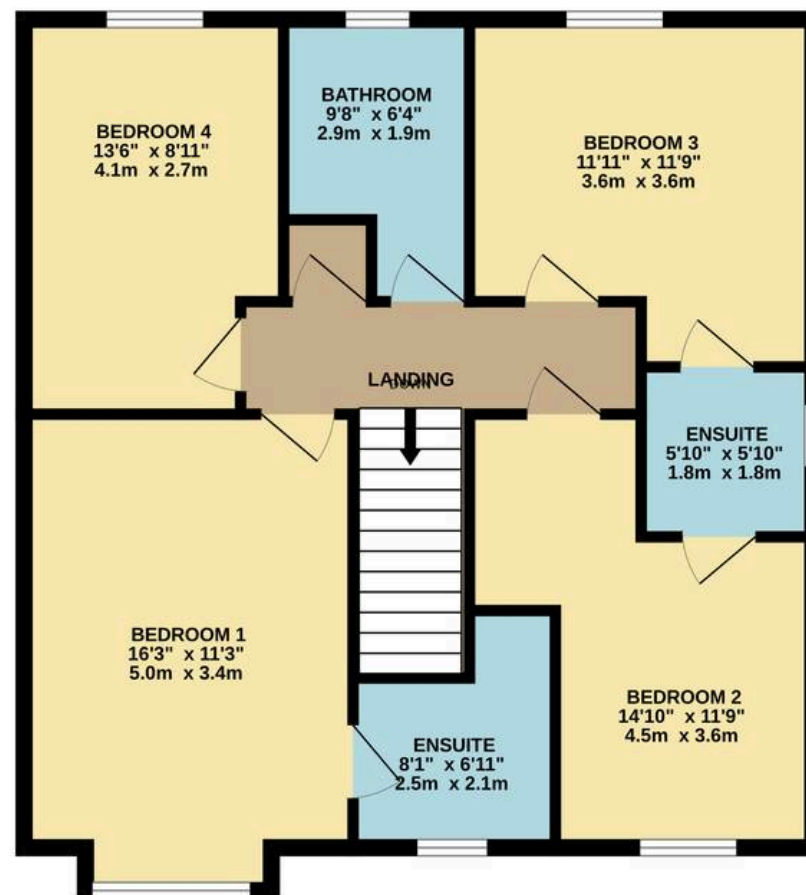




GROUND FLOOR



1ST FLOOR



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