



Offers Over  
**£400,000**

## 4 Nethershiel Lane

Calderwood | East Calder | EH53 0GZ

A beautifully presented, nearly-new family home offering spacious, free-flowing accommodation perfectly suited to modern living and entertaining, within easy reach of amenities, schools and transport links. Tastefully decorated and meticulously maintained, this home is offered for sale in true move-in condition.

-  4 or 5 bedrooms
-  2 reception rooms
-  3 bathrooms
-  Private front and rear gardens
-  Detached garage  
Driveway & EV charging
- Solar panels
-  EPC rating – B
-  Council tax band - F



## Description

Unlike a brand-new build, this “second-hand new build” has already been road-tested, with landscaping established and early snagging resolved, allowing buyers to move straight in and enjoy the benefits from day one with the further benefit of no onward chain. The front door opens to a wide and welcoming reception hallway with useful storage and a guest cloakroom/WC. To the front, a bright box-bay reception room features double doors opening through to the heart of the home - a superb open-plan kitchen, dining and family space spanning the full width of the property. French doors from the dining area lead directly to the south-facing rear garden, creating a seamless indoor-outdoor flow ideal for entertaining. The contemporary kitchen is well equipped with integrated appliances, complemented by a separate utility room with side access. A versatile second reception room to the front, currently used as a music room, offers flexibility as a home office or fifth bedroom. Upstairs, the principal bedroom enjoys fitted wardrobes and a stylish en-suite, while bedroom two also benefits from its own en-suite. Two further generous double bedrooms with built-in wardrobes are served by a modern family bathroom. Additional storage is provided via a loft hatch and airing cupboard. The property further benefits from gas central heating, double glazing and solar panels with inverter in the under stair cupboard. A turnkey modern home combining the advantages of contemporary construction with the reassurance of a settled, established setting.



## Extras

Included in the sale will be the integrated kitchen appliances, all fitted floor coverings and window blinds.

## Gardens, Garage and Parking

A particular benefit of this home is its corner position which provides generous garden space. The south-facing rear garden offers a generous and safe space for children of pets to play, and provides the perfect setting for BBQs and al fresco dining during the warmer months. The size of the plot offers ample scope for future extension of the property if desired (subject to the usual planning and consents). There is a detached single garage with up-and-over door, power, lighting and EV charging point, along with ample off-street parking and a well-maintained front garden, setting the house back from the street.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

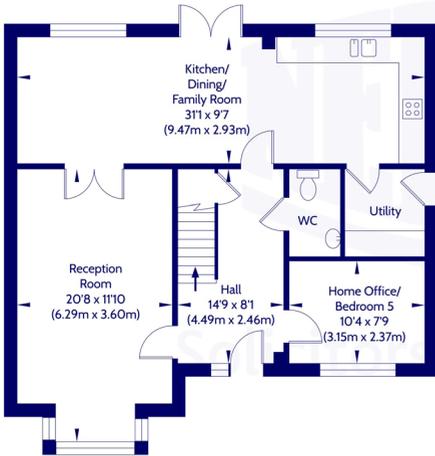
Popular Calderwood offers families the luxury of space and access to nature, with Almondell and Calderwood Country Parks close at hand, whilst swift access to commuter links including Edinburgh City Bypass and the M8 connecting to Glasgow are also nearby. Designed with sustainable living in mind, this multi-builder development offers a mobility hub with electric car clubs and ample cycle parking, perfect for those keen on eco-friendly living. There is a café and children's playpark within the development whilst the nearby village of East Calder offers shops, cafes, a library and a sports centre. The well-regarded shopping centres of Livingston are within easy reach along with a choice of supermarkets. Newly built Calderwood Primary School is within walking distance of the house with high schools and Heriot Watt University easily accessible on public transport. Regular Lothian bus services operate to Edinburgh, Livingston and the surrounding areas.



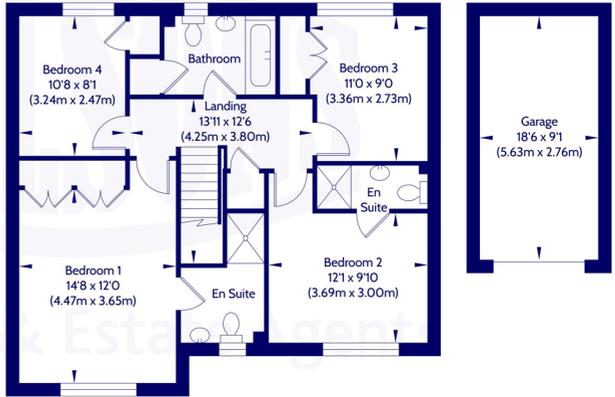


Approx. Gross Internal Floor Area 151 Sq M / 1630 Sq Ft.

## 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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