



Fixed Price

£335,000

1 Nethershiel Drive

East Calder | West Lothian | EH53 OGN

Set within a popular modern development in East Calder, this well presented four bedroom detached home by Taylor Wimpey offers flexible, well balanced accommodation. Occupying a corner plot, the property effortlessly blends contemporary style with practical living space, complemented by private gardens and the convenience of a garage. Ideally positioned close to local amenities and excellent transport links, this is a superb opportunity for growing families seeking a home ready to move in to, in a well connected setting.

-  2 public rooms
-  4 bedrooms
-  2 bathrooms plus WC
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – B
-  Council tax band - F



Description

Downstairs briefly comprises of a welcoming entrance hallway with understair storage and WC, a bright and airy lounge, a dining room which could also be used as a bedroom, and a stylish breakfasting kitchen with a range of wall and base units, integrated appliances, and a door to the rear garden.

Upstairs are four bedrooms, three of which have built in wardrobes, an en-suite shower room to the principal bedroom, and a family bathroom fitted with a crisp white suite. Further benefits include gas central heating, double glazing and solar panels.



Extras

Included in the sale will be the induction hob and electric oven, integrated appliances which comprise of fridge/freezer, washing machine, and dishwasher, and the bar shelves, bar unit and counter top, and the beer tap in the outbuilding.

Gardens and Parking

A well maintained front and side garden welcomes you to the property, and to the rear is a fully enclosed garden with an area of lawn, a generous patio area, and an outbuilding currently set up as a bar, all together offering a perfect space for relaxing and entertaining. There is an integral garage with up and over door, power and light, along with a double driveway offering off street parking and EV charging point.

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).





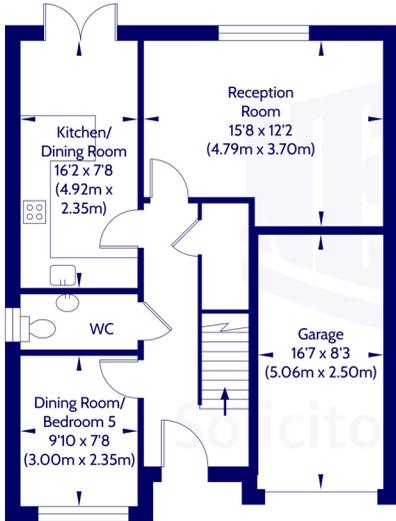
Location

Nethershiel Drive 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 vis 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. Livingstone 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.

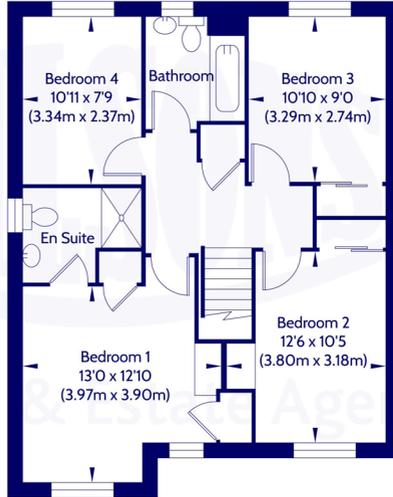




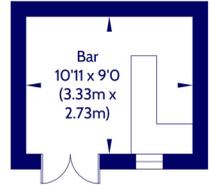
Approx. Gross Internal Floor Area 115 Sq M / 1238 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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