










Offers Over

**£400,000**

## 1 Brodie Place

East Calder | West Lothian | EH53 0TY

An immaculately presented four bedroom detached villa, located within a sought after modern development in the popular village of East Calder. Occupying a prime corner plot, the property offers bright and versatile accommodation arranged over two levels, complemented by well maintained private gardens and a garage. Ideally suited to families, it provides generous space for modern living within a convenient and well connected setting.

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



## Description

You are welcomed into a bright entrance hallway, which leads directly through to a light and airy lounge. Adjacent is a stylish dining kitchen, fitted with a range of sleek wall and base units, complementary worktops, and doors opening out to the garden. To the front of the property, a versatile sitting room offers flexibility for use as a formal dining room or fifth bedroom. A practical utility room and convenient WC complete the accommodation on this level.

Carpeted stairs lead to the first floor, where you will find the luxurious principal bedroom with two walk in wardrobes (one currently used as a beauty room) and an en-suite shower room. There are three further double bedrooms, one with a built in wardrobe, two of which are served by a Jack and Jill en-suite, and the third featuring a Murphy bed, offering excellent flexibility as a guest room or home office when not in use. The contemporary family bathroom has a four piece white suite including a bath and separate shower cubicle. The property further benefits from gas central heating, double glazing, and solar panels.



## Extras

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

## Gardens and Parking

A neat lawned front garden provides a welcoming approach to the property, while to the rear lies an attractive, fully enclosed garden featuring a lawn, patio, and decked area, offering an ideal setting to enjoy and make the most of the outdoor space throughout the warmer months. The property also includes a garage with power and light, 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 £400 per annum.

## Viewing

By appointment through Neilsons (0131 625 2222).





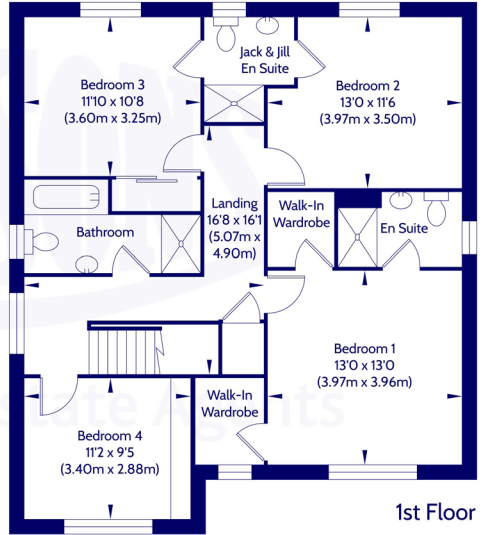
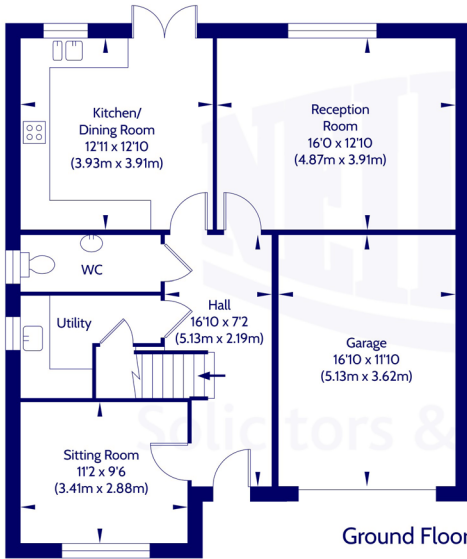
## Location

Brodie Place 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. 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 Livingston and West Calder.





Approx. Gross Internal Floor Area 152 Sq M / 1634 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

