



4 Nethershiel Lane, East Calder

Offers Over £400,000





East Calder is a beautiful village located in West Lothian, Scotland. It is situated approximately 10 miles west of Edinburgh city center, making it an ideal location for those who want to enjoy the tranquil countryside while still being close to the city. The new Calderwood development in East Calder offers a range of modern and stylish properties, including apartments, townhouses, and detached houses. The development is conveniently located close to local amenities, such as supermarkets, cafes, and restaurants. It is also in close proximity to schools and nurseries, making it an ideal location for families. The development has easy access to the M8 motorway, providing excellent transport links to Edinburgh and Glasgow. With its stunning views, peaceful surroundings, and excellent location, East Calder is the perfect place to call home.

Immaculately presented and thoughtfully designed, this impressive five-bedroom detached house is situated in a prime position within the ever-popular Calderwood development. The property offers a flexible layout, ideal for modern family living, with spacious accommodation arranged over two floors. The welcoming entrance hallway leads to a generous lounge, perfect for relaxing or entertaining guests. To the rear, the extensive kitchen and dining area is the true heart of the home, featuring high-quality fittings and integrated appliances, as well as patio doors that open directly onto the rear garden. Five double bedrooms provide ample space for family and guests, with two bedrooms benefitting from stylish en-suite shower rooms. The principal bedroom also offers built-in wardrobes, ensuring excellent storage. Additional features include a family bathroom, a



4 Nethershiel Lane

East Calder, Livingston

- Immaculately Presented Five Bedroom Detached House
- Primely Positioned Within The Ever Popular Calderwood Development
- Close Proximity To Local Schooling And Public Transport Links And Approx One Mile From Kirknewton Train Station
- Five Double Bedrooms Two With En-Suite
- Detached Garage And Driveway
- Extensive Kitchen/Dining Area With Patio Doors Onto Rear Garden
- Flexible Layout And Living Options
- Fully Enclosed Fully Landscaped South Facing Rear Garden
- Great Storage Options Throughout
- EV Charging Point

Immaculate 5-bed detached home in Calderwood with flexible layout, 2 en-suites, EV charger, garage, south-facing garden, and excellent transport links. Ideal for modern family living.





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