

31 Nethershiel Terrace

CALDERWOOD, LIVINGSTON, WEST LOTHIAN, EH53 0GJ



With a stylish seaside-inspired exterior, spacious interiors, and a beautifully maintained garden, it's the perfect haven for first-time buyers or young families



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McEwan Fraser Legal is delighted to present Nethershiel Terrace. Nestled in the heart of the vibrant Calderwood community, this beautifully crafted three-bedroom semi-detached home by Taylor Wimpey radiates both charm and sophistication. Its soft blue exterior, highlighted by stylish wood cladding, creates a refreshing and contemporary look with a hint of seaside flair.

A monoblock driveway with space for two cars leads to a welcoming path and inviting entrance.

THE ENTRANCE HALL



Inside, you're greeted by a bright, airy hallway that immediately imparts a sense of warmth and homeliness. The layout is thoughtfully designed, providing easy access to the kitchen, spacious living room, and stairs to the upper level.

THE KITCHEN



The kitchen is a beautiful blend of style and practicality, featuring pristine white cabinetry that offers more than ample storage space, while wood-style countertops and flooring add an earthy touch that complements the sleek chrome finishes. Integrated appliances—including a double oven, built-in extractor, washing machine, dishwasher, and fridge freezer—make this kitchen as functional as it is stylish.



Continuing through the hallway, you'll enter the expansive living room, perfect for relaxation and entertaining. The room comfortably accommodates a cosy seating area for TV nights, along with a dining area for meals with family or friends. Large French doors open directly onto the garden, creating a seamless indoor-outdoor flow while flooding the room with natural light. Completing the downstairs layout is a convenient WC, adding that extra touch of practicality.

THE LIVING ROOM





Upstairs, the property features three well-proportioned bedrooms and a beautiful family bathroom. The main bedroom is especially spacious, bathed in natural light that enhances its calm and restful atmosphere. The second bedroom provides a comfortable double space, while the third, a well-sized single room, is ideal as a nursery or home office to suit a growing family's needs. The family bathroom exudes a luxurious, spa-like feel, with sleek stone-coloured tiles creating a contemporary look. A modern three-piece suite, complete with a shower over the bath, adds both comfort and functionality.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



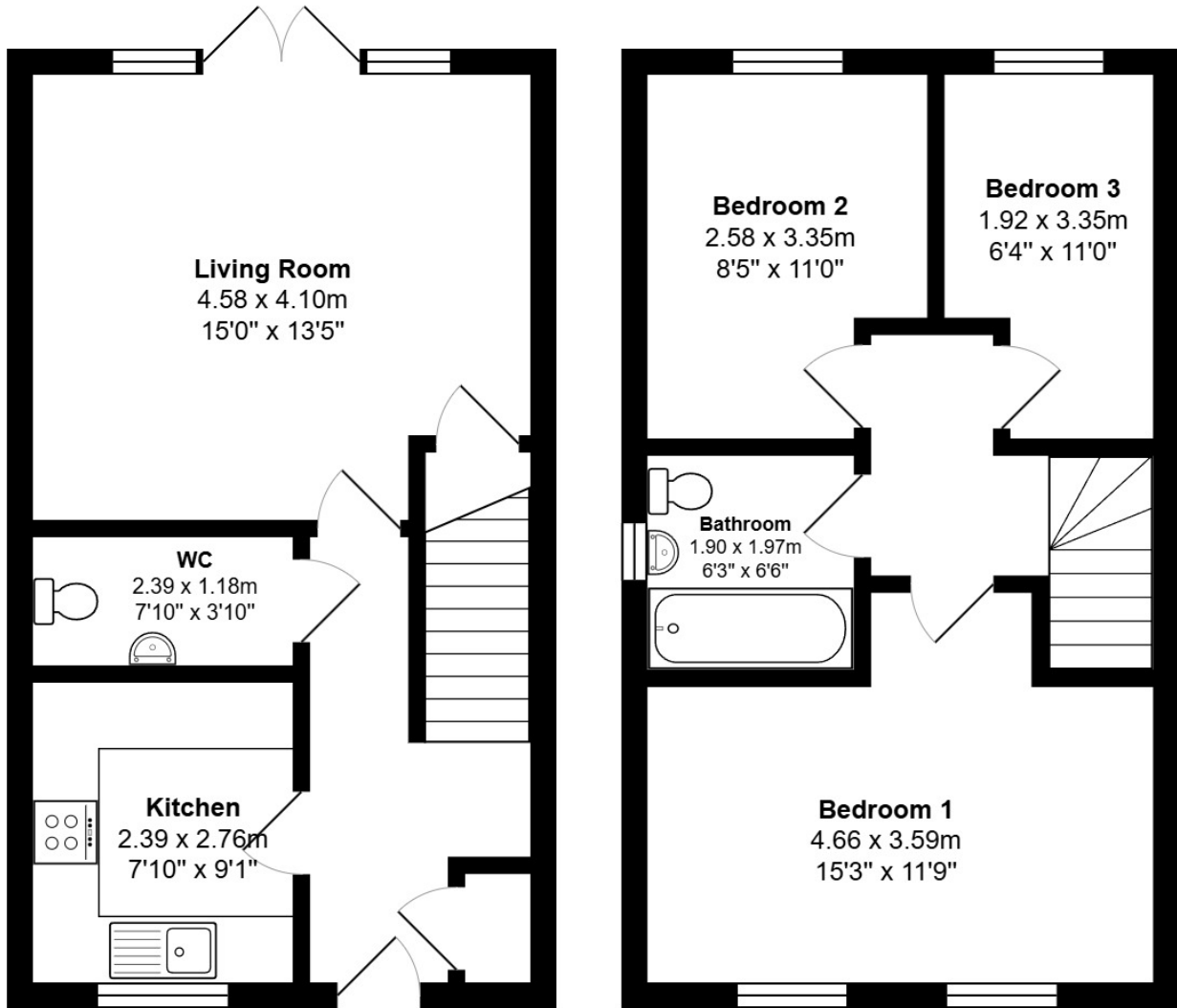
Outside, the home continues to impress with a beautifully maintained rear garden that combines a lush green lawn and paved patio area, perfect for outdoor gatherings, dining, or simply relaxing in the sunshine. The garden includes a raised planter, ideal for flowers or vegetables, and is designed for easy maintenance. A high-security Asgard shed provides additional storage space for bicycles, gardening equipment, or seasonal items, adding both practicality and peace of mind. The property also benefits from solar panels adding to the long-term savings and sustainability that solar energy provides.

Perfectly suited for first-time buyers or a young family, this home offers an exceptional blend of style, comfort, and convenience in the thriving Calderwood community—inviting you to make it your own.

EXTERNALS

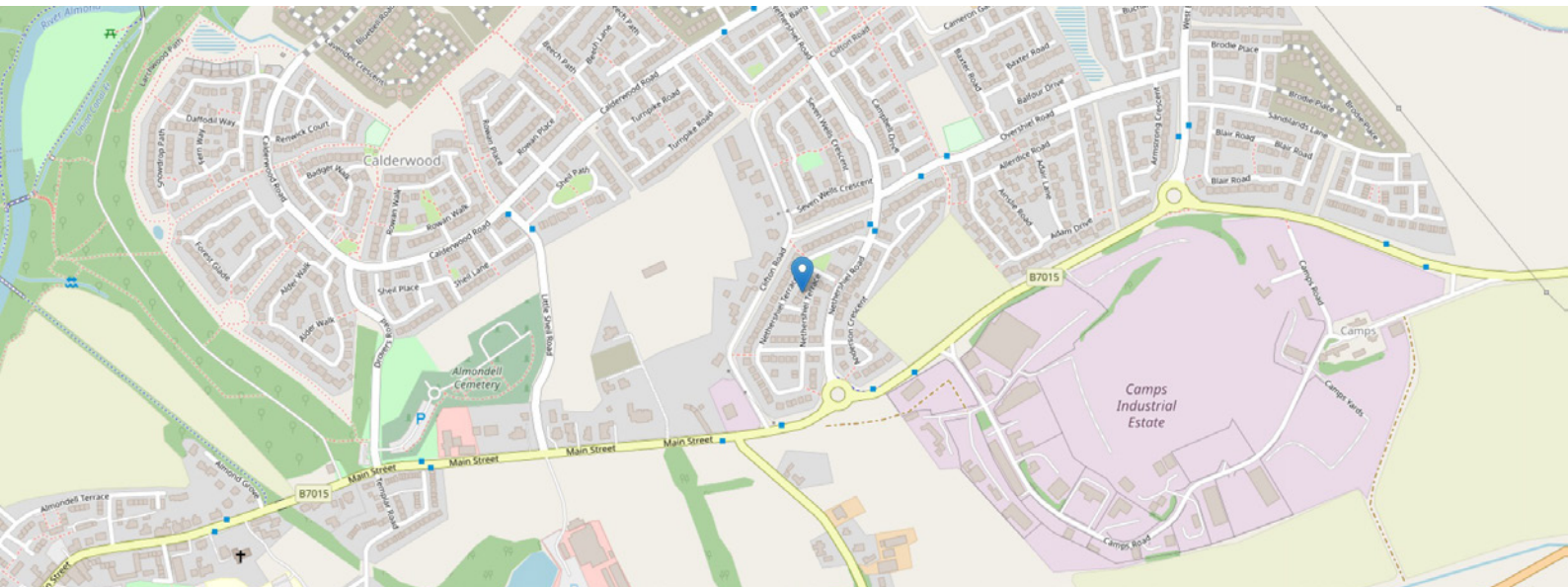


FLOOR PLAN, DIMENSIONS & MAP



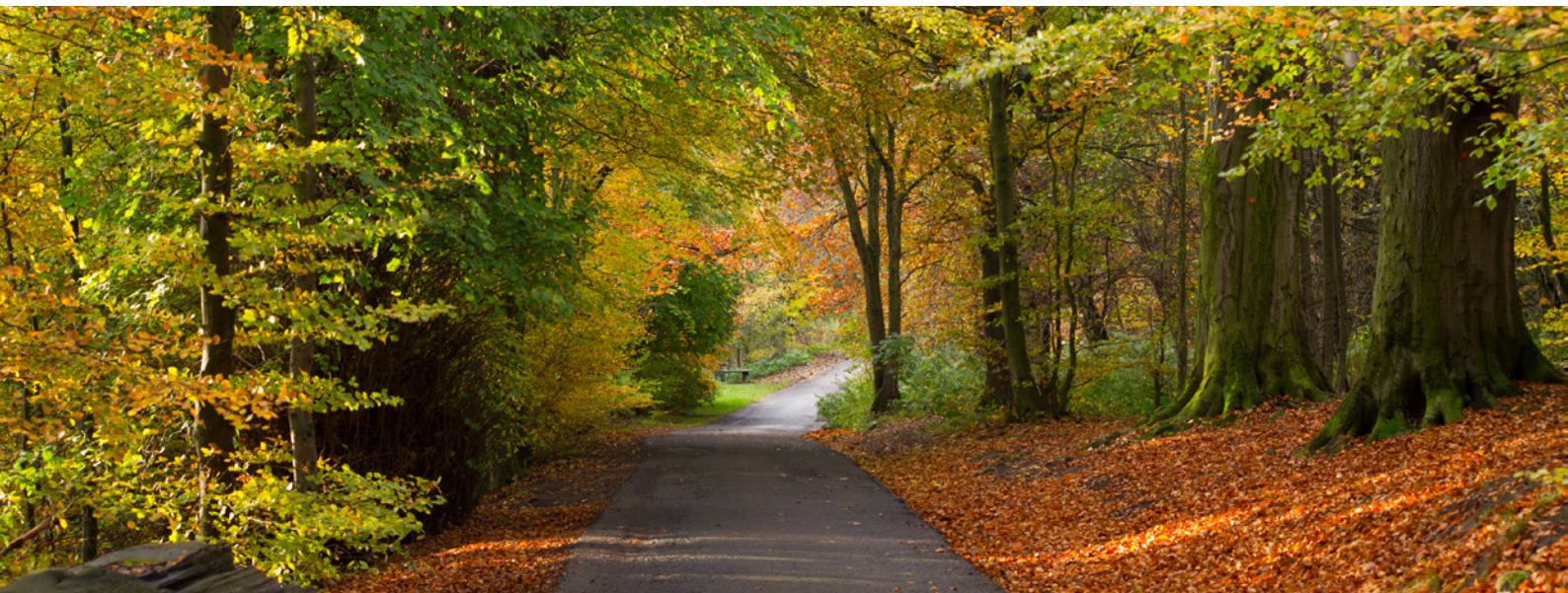
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 106m² | EPC Rating: B



THE LOCATION

Calderwood, a picturesque neighbourhood on the eastern edge of Livingston, seamlessly blends modern living with natural beauty. Known for its lush green spaces, the area features scenic woodland trails and tranquil parks, perfect for outdoor enthusiasts who enjoy walking, cycling, and picnicking. The nearby Almondell & Calderwood Country Park provides a stunning backdrop for family outings, creating a serene environment for relaxation and adventure. Residents enjoy easy access to Livingston's bustling town centre, where a diverse range of shopping options awaits. From high street retailers to unique boutiques, there's something for everyone. The Livingston Designer Outlet is a local favourite, offering an impressive selection of brand-name shops, while a variety of cafes and restaurants cater to all tastes, making dining out a delightful experience.





Families will appreciate the excellent educational facilities in the area, with well-regarded schools serving various age groups. The strong sense of community is fostered through local events and activities, making Calderwood a welcoming place for newcomers and long-time residents alike.

Calderwood boasts superb transport links, ensuring quick connections to Edinburgh, Glasgow, and beyond. The nearby M8 motorway and Livingston's train stations make commuting convenient and efficient.

With its charming blend of green spaces, modern amenities, and vibrant community spirit, Calderwood is an ideal location for young families and professionals alike. Whether sipping coffee at a local café, exploring the beautiful surroundings, or participating in community events, life in Calderwood offers a perfect balance of relaxation and convenience.



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