

# 2 Nethershiel Road

EAST CALDER, WEST LOTHIAN, EH53 0GU



*SPACIOUS THREE-BEDROOM  
SEMI-DETACHED HOUSE*



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McEwan Fraser is delighted to present this spacious three-bedroom semi-detached house to the market. The property enjoys excellent proportions and has three genuine double bedrooms, an integral garage, and a particularly generous wrap-around garden. Internally this lovely home is presented in excellent condition and, as a new build, will benefit from the remainder of its NHBC warranty. Further benefits include gas central heating, double glazing and solar panels.

Internal accommodation is focused on a spacious living room which is neutrally decorated and finished with quality laminate flooring. Boasting excellent natural light, the living room has plenty of floor space for a variety of different furniture configurations. This will give the new owner plenty of scope to create their ideal entertaining space. The dining kitchen sits immediately behind the living room and overlooks the rear garden. The kitchen is comprised of a generous range of base and wall-mounted units that offer ample prep and storage space for the aspiring chef. Gas 4 hob, electric oven, dishwasher and fridge freezer are all integrated. The kitchen can happily hold a six-seat dining table alongside the French doors which open to the rear garden. The ground floor accommodation is completed by a cloakroom/WC which is partially tiled.

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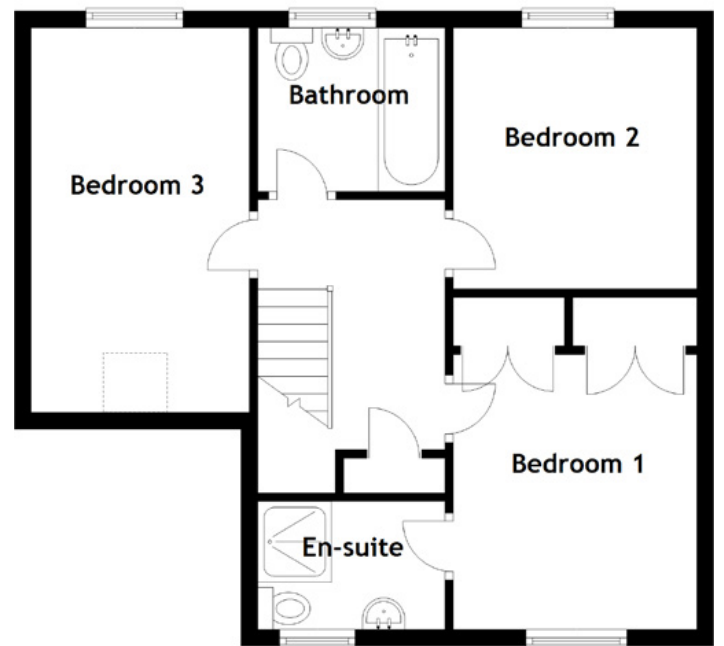
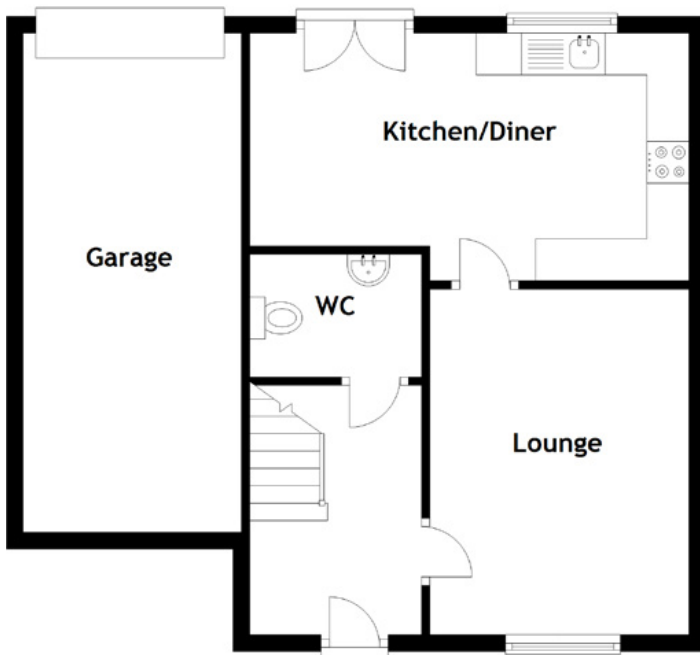
Climbing the stairs, the first-floor landing gives access to the three double bedrooms, a family bathroom and a large loft space for additional storage. Bedroom one is the obvious master bedroom and overlooks the front of the property. It boasts ample floor space for a full suite of bedroom furniture alongside two large integrated wardrobes. The master bedroom also benefits from an en-suite shower room which is partially tiled and finished with a white suite.



The second bedroom is rear-facing and offers excellent storage space. The third bedroom is a further well-proportioned double bedroom which sits above the garage. Bedroom three is exceptionally bright and airy due to its dual aspect. The family bathroom boasts contemporary partial tiling and a three-piece white suite.







### Approximate Dimensions

(Taken from the widest point)

|               |                               |
|---------------|-------------------------------|
| Kitchen/Diner | 5.23m (17'2") x 2.95m (9'8")  |
| Lounge        | 4.12m (13'6") x 3.09m (10'1") |
| WC            | 2.05m (6'9") x 1.46m (4'9")   |
| Garage        | 5.95m (19'6") x 2.60m (8'6")  |
| Bedroom 1     | 3.28m (10'9") x 2.90m (9'6")  |
| Bedroom 2     | 3.11m (10'3") x 2.90m (9'6")  |

|           |                             |
|-----------|-----------------------------|
| Bedroom 3 | 4.58m (15') x 2.60m (8'6")  |
| Bathroom  | 2.23m (7'4") x 1.95m (6'5") |
| En-suite  | 2.23m (7'4") x 1.53m (5')   |

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup>

EPC Rating: C



Externally, the property has a wide plot with a well-maintained front garden in keeping with neighbouring properties. The garden wraps around the property and gives an extensive enclosed rear garden that is unusually generous with a modern home. There is also a rear access road giving access to a driveway and the integral garage.





## ALMONDELL COUNTRY PARK

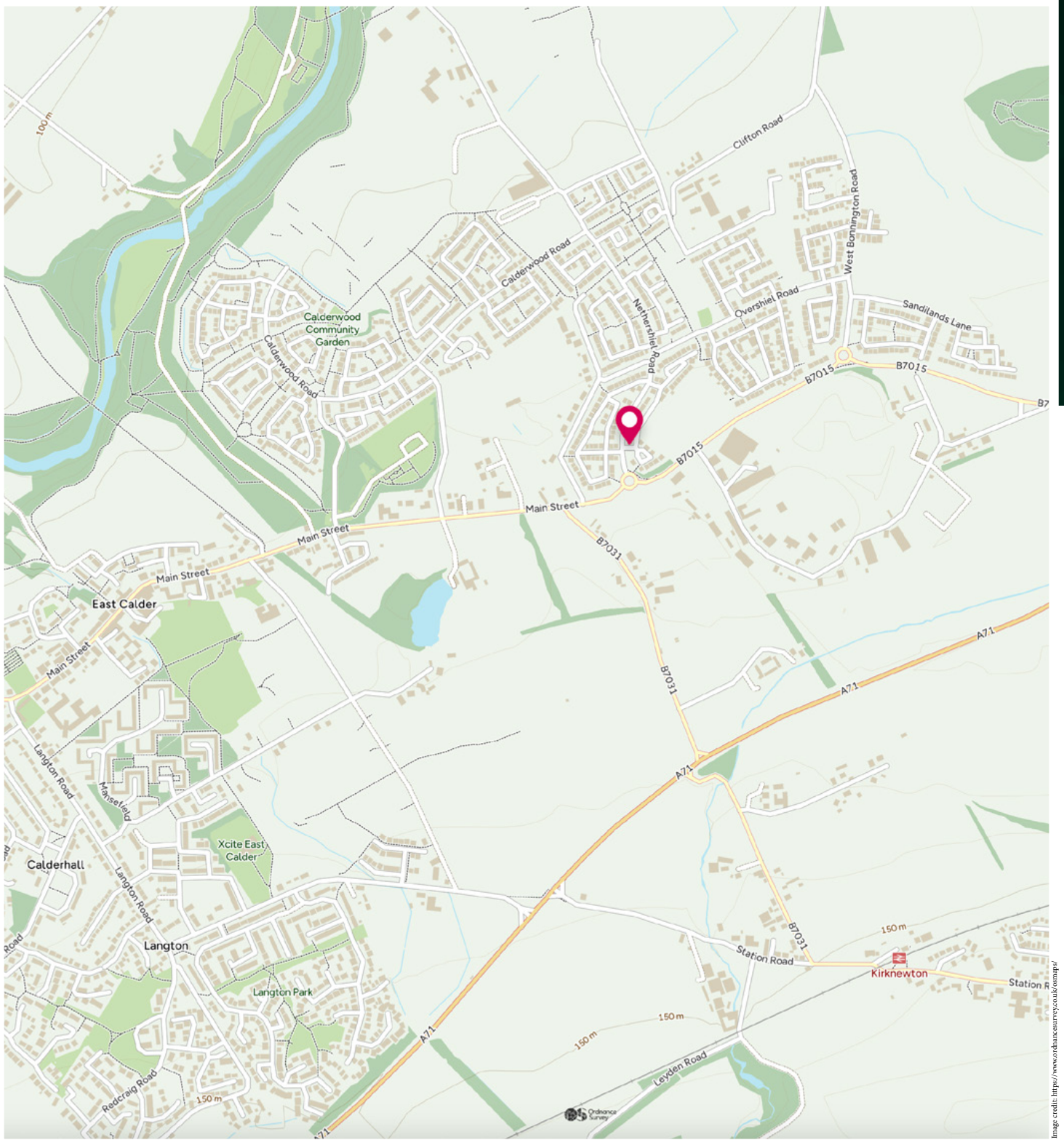
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Conveniently placed between Edinburgh and Livingston, East Calder enjoys a charming, small-town ambience within easy reach of the capital. The tranquil main street is home to an excellent range of local services and amenities including a selection of convenience stores, a post office, a medical and dental surgery, a pharmacy and various cafes, pubs and restaurants. And of course, East Calder is just a short drive from the extensive shopping and leisure facilities in nearby Livingston.

East Calder is the ideal base from which to enjoy the great Scottish outdoors. The Almondell and Calderwood Country Park offers fun for all the family, or why not visit the red deer and highland cattle at Beecraigs Country Park in nearby Linlithgow. Calderwood has a brand-new primary school that is already developing an excellent reputation. Secondary schooling is available at West Calder High School, one of the best state schools in the Lothians. The town is also well-served by regular bus services to Livingston and Edinburgh, and the nearest train station (Livingston South) provides frequent rail services between Edinburgh and Glasgow. Thanks to its ideal position just off the A71, East Calder is ideal for commuting to Edinburgh and also enjoys swift and easy access to the M8/M9 motorway network, the Forth Road Bridge and Edinburgh Airport.

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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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