

4 Nethershiel Road

EAST CALDER, LIVINGSTON, WEST LOTHIAN, EH53 0GU



This spacious three bedroom semi-detached house enjoys excellent proportions with three genuine double bedrooms



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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 with three genuine double bedrooms and an integral garage. The property is presented in excellent internal 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.

THE LIVING ROOM



Internal accommodation is focused on a neutrally finished living room. 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 KITCHEN



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 5 ring hob, electric oven, washing machine, dishwasher and fridge freezer are all integrated. The kitchen can happily hold a six-seat dining table alongside the French doors which open into the rear garden. Ground floor accommodation is completed by a WC.





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 MASTER BEDROOM





The second bedroom is rear-facing and includes a large fitted wardrobe which 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.

BEDROOM 2



BEDROOM 3



THE BATHROOM



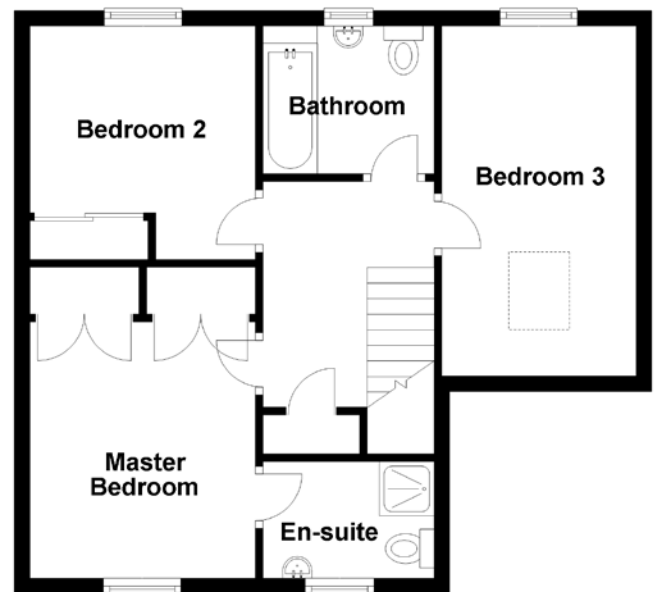
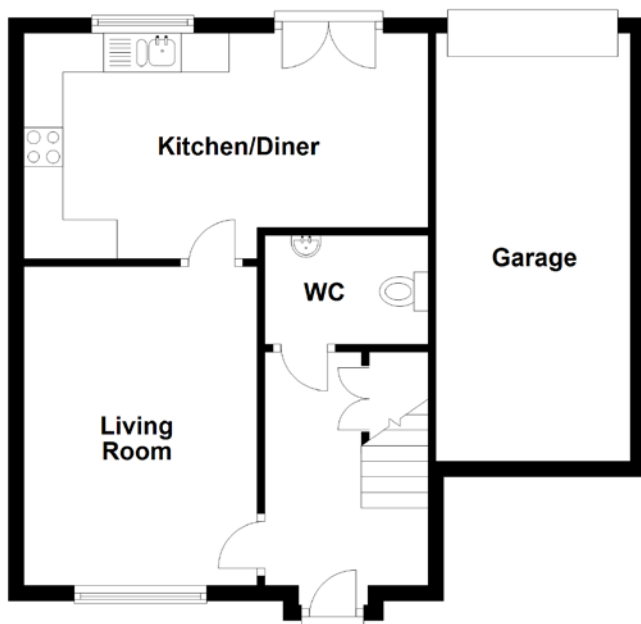
Externally, the enclosed rear garden is laid to lawn with a patio immediately adjacent to the kitchen. There is also a rear access road giving access to a large driveway and the integral garage.

This is an ideal starter home and viewing is highly recommended.

THE GARDEN & VIEW



FLOOR PLAN, DIMENSIONS & MAP

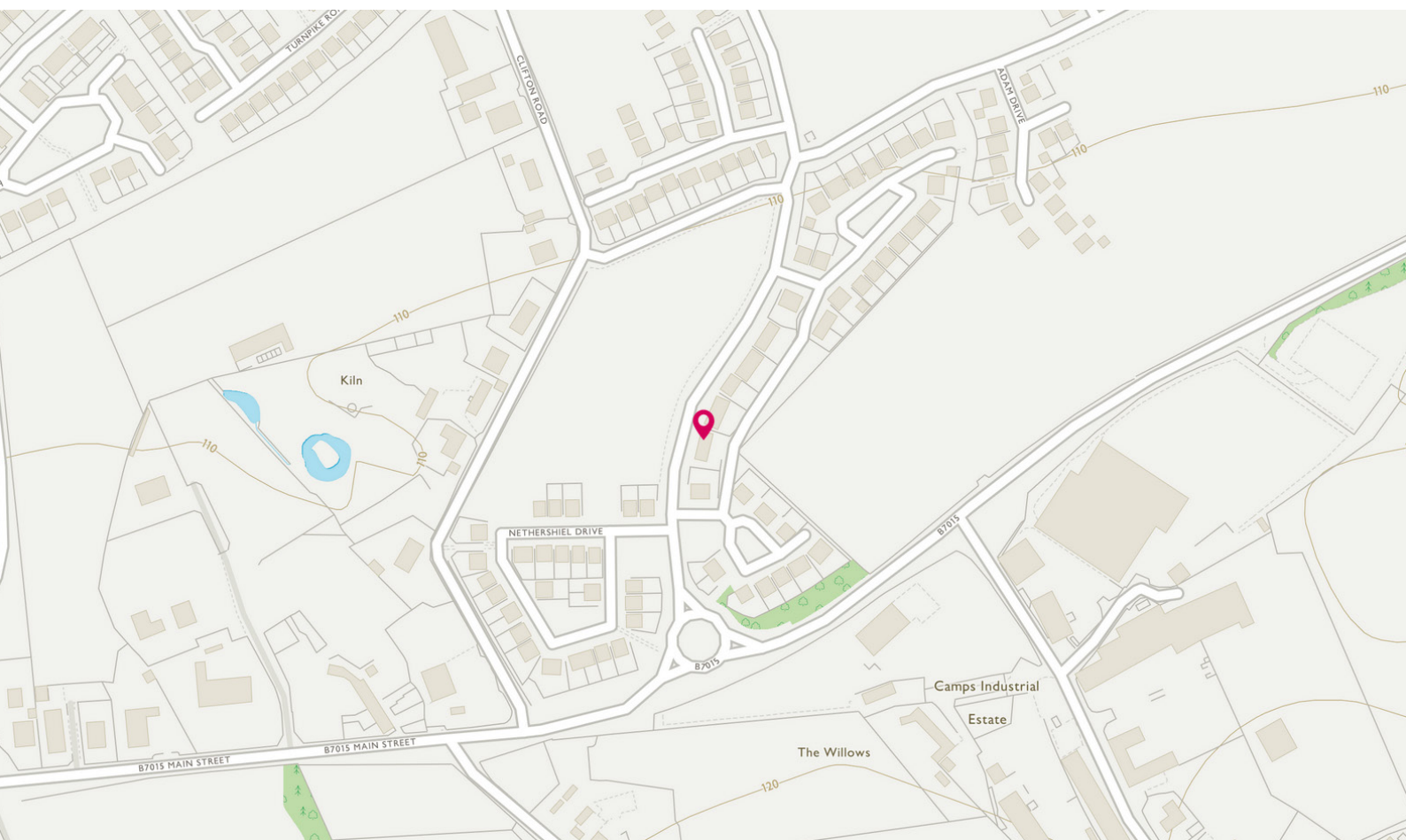


Approximate Dimensions (Taken from the widest point)

Living Room	4.10m (13'5") x 3.00m (9'10")
Kitchen/Diner	5.20m (17'1") x 2.90m (9'6")
WC	2.00m (6'7") x 1.40m (4'7")
Master Bedroom	3.30m (10'10") x 2.90m (9'6")
En-suite	1.90m (6'3") x 1.50m (4'11")

Bedroom 2	3.00m (9'10") x 2.90m (9'6")
Bedroom 3	4.50m (14'9") x 2.50m (8'2")
Bathroom	2.20m (7'3") x 1.90m (6'3")
Garage	5.50m (18'1") x 2.50m (8'2")

Gross internal floor area (m²): 88m²
EPC Rating: B



THE LOCATION

The Calderwood development is located in the West Lothian village of East Calder, which has a good range of local amenities, including excellent schools and a sports complex.





East Calder village is also within easy reach of Kirknewton Railway Station, providing links to Edinburgh and Glasgow, and it is close to the A71, which gives access to the main motorway networks. Livingston is close by and has an excellent range of shopping facilities which include the Livingston Designer Outlet Centre and the Almondvale Shopping Centre. Livingston also has an impressive range of leisure facilities, including a cinema. The west of Edinburgh, including the Gyle shopping centre, is also within easy reach.



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