



RE/MAX PROPERTY



24 Sheil Lane, East Calder, West Lothian, EH53 0FB

- **Gorgeous 5 Bedroom Detached Villa**
 - **Impeccably Styled Internally**
 - **Open-Plan Lounge/Dining/Kitchen**
 - **3 Stunning Bathrooms**
 - **5 Double Bedrooms**
 - **Sought-After Development**
 - **Close To Edinburgh Travel Links**
- **Professionally Landscaped Gardens & Double Driveway**

****BEAUTIFULY REMODELLED 5 BEDROOM VILLA!****

Niall McCabe and RE/MAX Property are overjoyed to bring to the market this gorgeous 5-bedroom detached villa which has been finished, and re-modelled to a flawless standard throughout, and is situated in the modern and very popular Calderwood development. The property enjoys truly serene interiors, a free-flowing open-plan layout and is the ideal forever family home. This property certainly an absolute credit to the current owners and we strongly recommend internal viewings to experience the quality finish on offer.

Calderwood itself is a growing community with modern facilities now included, such as a car club, electric bicycles, coffee shop (which also does takeaway) and a brand-new Primary School and Nursery. East Calder is a highly regarded town and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links the village with the Edinburgh City Centre, and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The village has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, barbers and hairdressers, a local bistro pub and takeaways, a public park and recently surfaced football pitches.

Council Tax Band F

Factor Fee - £150 factor fee

Freehold Property

The home report can be downloaded from the RE/MAX Website.



Entrance Hallway

12' 9" x 6' 10" (3.88m x 2.08m)

Entering from the well-kept front gardens, the front door opens into a welcoming entrance hallway. Offering an inviting introduction to the home and setting the tone for the immaculate interiors to follow, the hall gives access to all the accommodation on offer and is decorated in tasteful hues.

Lounge

16' 0" x 11' 5" (4.87m x 3.47m)

This impressive lounge boasts a smart colour scheme perfectly set with chic monochrome features, sumptuous solid wood flooring, a large window overlooking the front, which in turn, floods the room with light. From here you access the kitchen.

Kitchen/Dining Room

20' 3" x 9' 11" (6.17m x 3.02m)

The breath-taking kitchen/diner certainly has been designed as the 'Heart of the home'. It boasts bespoke Matt Black handle-less cabinetry with complimenting Quartz worktop and splashback design, a selection of integrated appliances, with a beautiful double electric oven, plus a bespoke breakfast bar which provides a fantastic focal point and is the ideal spot for morning coffees and relaxed family meals. The space is flooded with light from the large windows and doors leading onto the rear garden. The space further benefits from having space for formal dining furniture – and gorgeous Herringbone flooring. From here you access the utility room & in-turn, the W.C.

Utility Room

7' 0" x 5' 9" (2.13m x 1.76m)

Handily located just off the kitchen area, the utility room enjoys additional work and laundry space, a door to the rear garden & the W.C.

W.C

7' 0" x 3' 10" (2.13m x 1.17m)

A gorgeous 2-piece suite with a chic wash hand basin sunk into vanity, and a W.C – there is a full-length radiator, Herringbone flooring and a glazed window.

Bedroom 1

13' 9" x 11' 5" (4.20m x 3.47m)

Finished in rich, creamy tones, this bedroom is luxurious and spacious. There is a large window overlooking surrounding Calderwood, dual feature lighting and ample room for several different furniture formations. The room enjoys the added benefit of a striking en-suite shower room.

En-Suite

6' 9" x 6' 0" (2.05m x 1.82m)

A gorgeous 3-piece suite accompanies the master, and comprises of a large walk-in shower enclosure, wash hand basin & W.C. There is also modern flooring, glazed window and central lighting.

Bedroom 2

10' 11" x 8' 2" (3.33m x 2.50m)

A further double room located to the rear of the property with peaceful uninterrupted views. Decorated in calming, neutral tones with plush carpeting.

Bedroom 3

12' 2" x 9' 5" (3.70m x 2.86m)

Located at the front of the property, this is a further impressive double room – again, finished in a pretty colour palette with plush carpeting, and a pretty picture window.

Bedroom 4

12' 1" x 8' 11" (3.69m x 2.72m)

Bedroom 4 is currently furnished as a dressing room, however, would lend itself to various uses including a 4th double bedroom. It has been decorated stylishly, with carpeted flooring, window formation is to the rear.

Bedroom 5

9' 9" x 7' 4" (2.96m x 2.23m)

Currently utilized as a home office, the room could be used flexibly depending on the buyer – it's of generous proportions and boasts trendy décor.

Family Bathroom

8' 2" x 7' 1" (2.50m x 2.15m)

Completing the first floor is the three-piece family bathroom, which is immaculately presented in neutral tones and features a sleek flooring design and partially tiled walls, a bathtub, wash basin, and WC. There is a glazed window looking onto the rear.

Exterior

Externally, the house is accompanied by fabulous gardens. The rear is an immaculate lawned garden, pleasantly overlooked by mature trees and enjoying sun throughout the day. Creating a peaceful space to relax in and enjoy those summer barbecues. It's got several patio areas, terraces and a pretty planting.

To the front there is a double driveway, vast lawn bordered by flowering and gates leading to the rear.

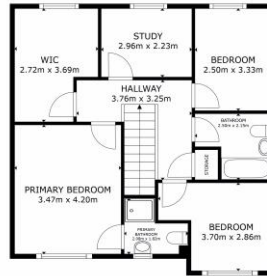




GROUND FLOOR

AGENCY INTERNAL USE ONLY
 SCHEDULE NUMBER: 10.1.17 - HOUSE 1, 10.1.17
 SERIAL: 1.12.10.17
 SERIAL: 1.12.10.17
 SERIAL: 1.12.10.17

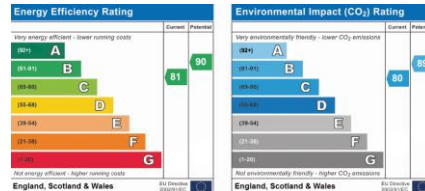
Matterport



FLOOR 1

AGENCY INTERNAL USE ONLY
 SCHEDULE NUMBER: 10.1.17 - HOUSE 1, 10.1.17
 SERIAL: 1.12.10.17
 SERIAL: 1.12.10.17
 SERIAL: 1.12.10.17

Matterport



Niall McCabe
 07940 230896

nmccabe@remax-scotland.net

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RE/MAX House, Fairbairn Road, Livingston, EH54 6TS
 T: 01506 418555 F: 01506 418899 E: info@remax-livingston.net
www.remax-livingston.net