



Solicitors & Estate Agents



Fixed Price

£390,000

113 Shearer Place

East Calder | West Lothian | EH53 0WW

Situated within a modern development in the popular East Calder area, this brand new four bedroom detached 'Darroch' home by Miller Homes offers well proportioned accommodation arranged over two floors, together with private gardens, a garage and incentives. Ideally positioned close to local amenities, green spaces and transport links, the property provides an ideal setting for modern family life and is sure to appeal to a wide range of buyers.

-  2 public rooms
-  4 bedrooms
-  2 bathrooms plus WC
-  Front & rear gardens
-  Garage & driveway
-  EPC rating – B
-  Council tax band-



Description

You are welcomed into a bright entrance hallway with storage and a convenient ground floor WC. To the front is a generous lounge, with doors leading through to the impressive dining kitchen, which is fitted with a stylish range of wall and base units and provides plenty of space for dining and entertaining. French doors open directly onto the rear garden, while a useful laundry room is accessed from the kitchen and also benefits from a door to the garden. Completing the accommodation on this level is the fourth double bedroom.

Upstairs, a deep storage cupboard provides useful additional space. The principal bedroom is positioned to the front and enjoys open views, together with an en-suite shower room. There are two further double bedrooms, one also benefiting from open views and the other featuring a Velux window. The four piece family bathroom is fitted with a crisp white suite, including a separate bath and shower cubicle, and also benefits from a Velux window. The property is further enhanced by gas central heating, double glazing and solar panels, together with the reassurance of a 10-year NHBC warranty.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Gardens & Parking

A neat front garden provides an attractive approach to the property and to the rear is a good size garden with patio, ideal for enjoying the warmer months. There is a detached single garage with up and over door, a driveway offering off street parking for three cars, along with an EV charging point.

Incentives

The purchaser of this new home will receive a 5% deposit contribution, flooring throughout (carpets and LVT flooring), and the garden will be turfed. Part Exchange will also be considered.

Factoring

The grounds around the development are maintained by Hacking & Paterson at a cost of approximately £235 per annum.

Reservation Process

Visit the development and reserve for only £500. Further details on the process are available from the sales office.

Viewing

By appointment through Neilsons (0131 625 2222).





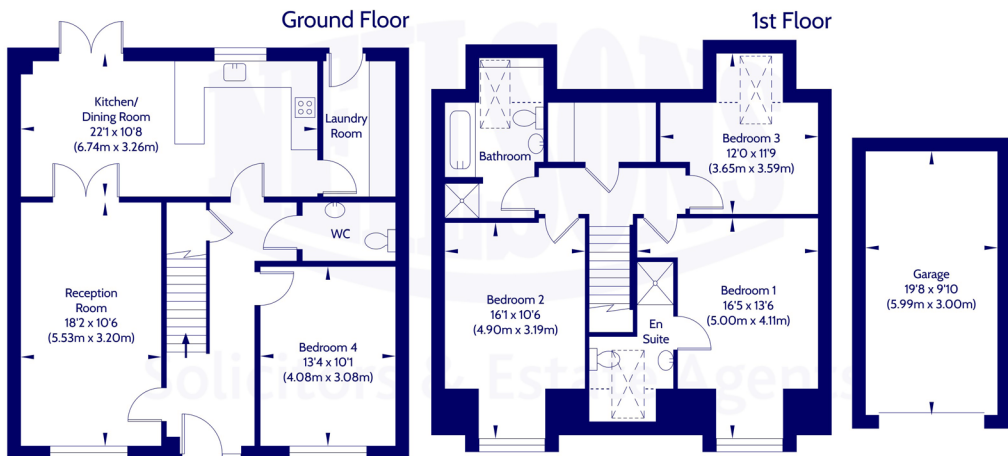
Location

Shearer Place is conveniently positioned within the popular West Lothian village of East Calder with everyday shopping facilities on hand together with excellent commuting links via bus services, nearby railway station and the main motorway network system providing easy access to Glasgow, Edinburgh and beyond. The delightful open space of The Almondell & Calderwood Country park is closeby and offers a wide range of leisure and outdoor pursuits. Livingston features an impressive shopping establishment including a multi-screen cinema together with many popular high street shops, restaurants and leisure facilities.





Approx. Gross Internal Floor Area 136 Sq M / 1461 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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