



203 Calder Road, Edinburgh, EH11 4RG

Spacious, Two-Bedroom, Lower Villa with Private Gardens

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Property Description

Well-presented and spacious, two-bedroom, traditional lower villa, with private gardens. Located in the popular Parkhead residential area, south-west of Edinburgh city centre.

Comprises a vestibule, hallway, living/dining room, kitchen, conservatory, two double bedrooms, and a shower room.

Features include a fitted kitchen, a bright modern shower room, double glazing and gas central heating.

In addition, there is good storage, including a walk-in hall store, bedroom stores and a garden shed.

Externally, there are low-maintenance gardens to both aspects, with the rear garden being enclosed and the front having privacy hedging.

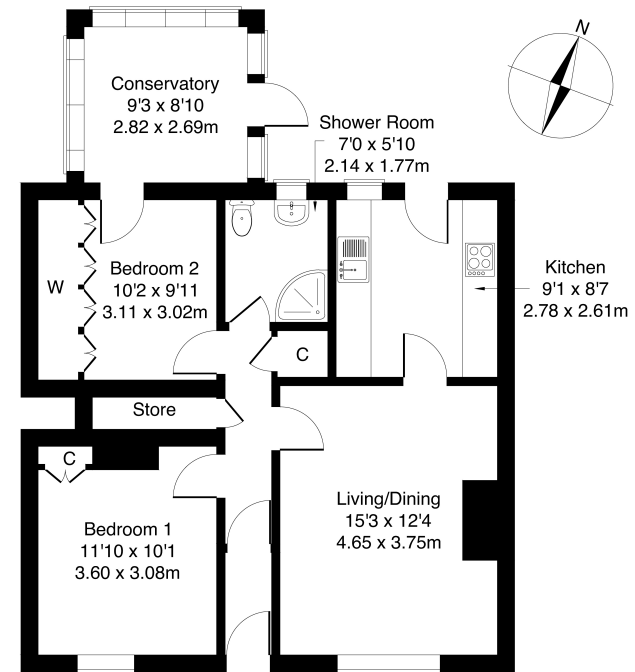
A welcoming entrance vestibule opens into the hall, affording access throughout the majority of the property, including a convenient storage cupboard. Set to the front, a generous living room offers space for dining as well, if desired, while enjoying a south-facing aspect allowing plenty of natural light. Set off the lounge, the kitchen has garden access, while fitted units and worktops include a tiled surround, and an integrated hob, oven and fridge/freezer.

Two well-proportioned bedrooms are set to opposite aspects, both including built-in storage, while bedroom two provides access to the conservatory, which offers a further lounge space and direct access to the rear garden. Completing the accommodation, the shower room is fitted with a modern suite including tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (742 sq ft - 69 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Parkhead is an established residential area, a short distance from Edinburgh College and the Sighthill campus of Napier University, with schooling at all levels available locally. There is a good variety of shops and amenities at hand, with more extensive facilities provided by The Gyle and Hermiston Gait retail parks. Nearby Longstone is home to a large Sainsbury's store, with an Asda close by at

Chesser. Many recreational facilities are available within the area, including a cinema at the nearby Westside Plaza, and leisure facilities and a swimming pool at The Wester Hailes Education Centre, just a few hundred yards distant. There is also Kingsknowe Golf Course, Sighthill Bowling Club, Pure Gym, and The Corn Exchange.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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