



7/2 Calder Grove, Edinburgh, EH11 4NB

Beautifully Presented, Three-Bedroom, Dual-Aspect, Main Door Flat with Garden

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Property Description

Beautifully presented, three-bedroom, south-facing, dual-aspect, main door ground floor flat, with a private garden. Forming part of an established residential development, located in the Sighthill area, lying to the west of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, three flexible bedrooms, and a family bathroom.

Highlights include a modern fitted kitchen and bathroom, contemporary flooring throughout, double glazing and gas central heating.

In addition, there is superb integrated storage provision including a walk-in hallway store and access to a secured external drying/store area.

Externally, there is ample unrestricted residential parking and extensive communal greens to the front and rear.

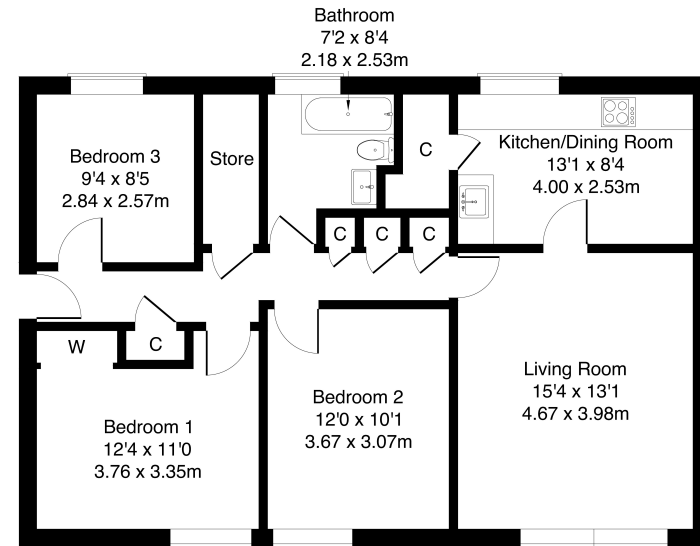
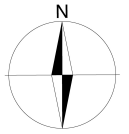
A welcoming entrance hall affords access throughout the majority of the property, including a walk-in store room and four built-in cupboards. Set to the front, enjoying a southerly aspect allowing plentiful natural light, a good-sized lounge includes wood effect flooring and a pendant light fitting. Set off the lounge, with a rear-facing window, the kitchen is fitted with modern units, stone-effect worktops, a sink with a drainer, a tiled surround and an electric cooker unit.

The bedrooms all feature modern wood-effect flooring and space for freestanding storage, whilst bedroom one also has a built-in wardrobe. Completing the accommodation, with a rear-facing window, the generously sized bathroom is fitted with a three-piece suite, including a shower unit over the bath, a ladder-style radiator, and tiled flooring and splash walls.



Flat 2, 7 Calder Grove, Calder, Edinburgh, EH11 4NB

Approximate Gross Internal Area: (883 sq ft - 82 sq m.)



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

Area Description

Sighthill is a well-established area to the west of the city centre, lying within easy reach of both Stevenson College and the Sighthill campus of Napier University. There is an excellent variety of shops, amenities and more extensive retail opportunities available at The Gyle Shopping Centre and Hermiston Gait Retail Park. Many recreational facilities are available in the area.

such as the Kingsknowe Golf Course, Sighthill Bowling Club, Pure Gym, Sighthill Public Park, and The Corn Exchange. A regular bus service operates to and from the city centre within the area, with the city bypass located a quick drive away, providing easy access to the M8 and the motorway network.





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