



11/2, Calder Gardens, Sighthill, Edinburgh, EH11 4JB

Bright, Well-Proportioned, Two-Bedroom, Main-Door, Ground-floor Flat

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Property Description

Bright and well-proportioned, two bedroom, dual-aspect, main door ground floor flat, forming part of an established residential development.

Located in the Sighthill area, lying to the west of Edinburgh city centre.

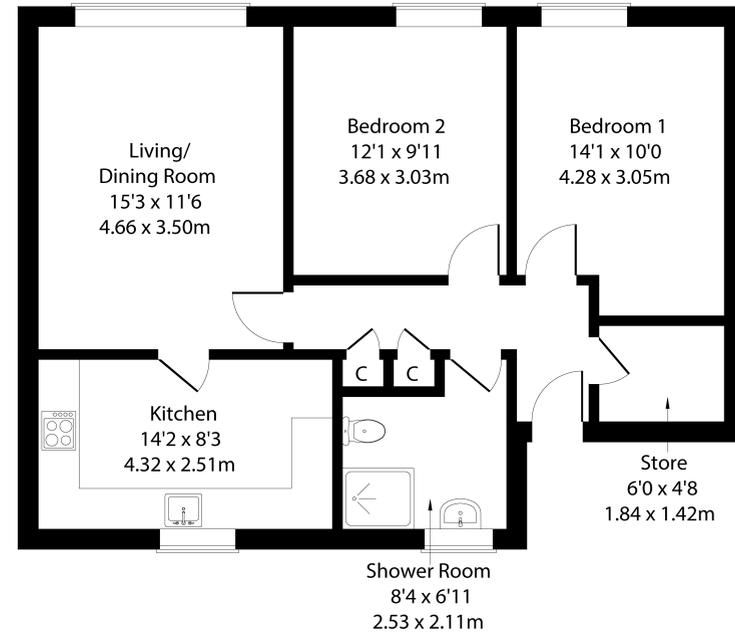
Comprises: an entrance hallway, living/dining room, kitchen, two double bedrooms, store room, and a shower room.

Requiring some updating, features include a fitted kitchen, a modern bathroom, double glazing, gas central heating, superb integral storage provision.

Externally, there is a secured drying/store area, ample unrestricted residential parking, and extensive communal greens.

The hall gives access to all rooms except the kitchen and includes two built-in store cupboards, and access to the walk-in store room with lighting. Front facing, a good-sized public room includes wood-effect flooring and a pendant light fitting. Set off the lounge, the kitchen has a rear facing window, and features ample fitted units and worktops, sink with drainer and an integrated oven and 5 ring gas hob with canopy above. Two carpeted double bedrooms are set to the front with central pendant light fitting and ample space for freestanding storage. With a rear facing window, the generously sized, wet room style shower room has a two piece suite, and a mains shower mixer.

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Estate Agents and Solicitors Approximate Gross Internal Area: (753 sq ft - 70 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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