



Estate Agents and Solicitors

2/3 Calder Crescent, Edinburgh, EH11 4JG

Light & Tastefully Presented, Two-Bedroom, Dual-Aspect, First Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

éspsc rightmove[®] Zoopla
find your happy

Property Description

Light and tastefully presented, two-bedroom, dual-aspect, first-floor flat, forming part of an established residential development. Located in the popular Sighthill area, lying to the west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, a box room, and a family-size bathroom.

Freshly prepared for the market in light decor, including quality flooring, double glazing, gas central heating (new boiler - 2023), and recently upgraded electrics with an EICR safety certificate. In addition, there is a modern fitted kitchen and bathroom, and superb integrated storage provision including a box room and access to an external secure drying/store room.

Well-placed for transport links, there is ample unrestricted residential parking and extensive shared communal greens.

An ideal starter home or buy-to-let, with appliances and furnishing available for inclusion in the sale.

A welcoming entrance hall features superb storage provision including three built-in cupboards and access to a flexible box room; whilst quality wood flooring runs continuously throughout. Set south-facing to the front, a spacious public room includes a central light fitting and ample space for lounge and dining furniture.

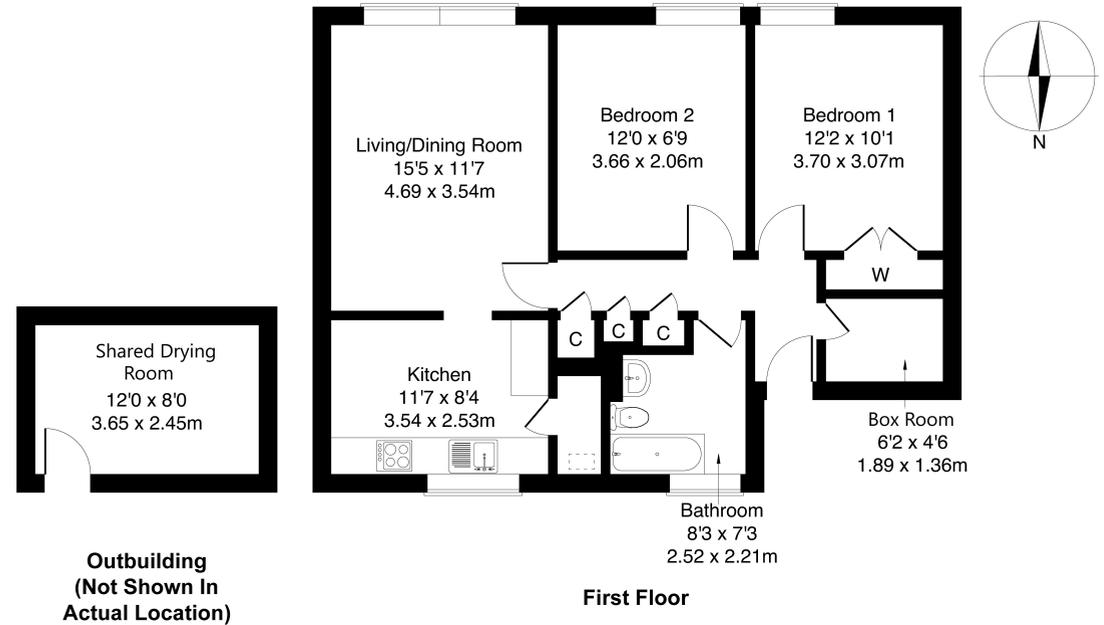
Set off the lounge, to the rear, a good-sized kitchen features fitted units, stone-effect worktops with matching upstands, a sink with a drainer; an integrated oven and gas hob; and a freestanding fridge/freezer and washing machine.

Two double bedrooms are set south-facing to the front, similarly well-sized and finished, with plenty of space for freestanding storage; whilst bedroom one also features a built-in wardrobe. With a rear-facing window, a generously sized bathroom is fitted with a modern three-piece suite, including a mains shower over the bath, and a ladder-style radiator.



2/3 Calder Crescent, Edinburgh, EH11 4JG

Approximate Gross Internal Area: (840 sq ft - 78 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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

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

