

# Property Description

Well-presented and spacious, three-bedroom, second-floor flat, forming part of an established residential development. Located in the Sighthill area, lying to the west of Edinburgh city centre.

Comprises a; vestibule, hallway, living/dining room, kitchen, three double bedrooms, and a family bathroom.

Requiring updating, features include a fitted kitchen, double glazing, gas central heating, contemporary flooring and good storage provision.

Externally, there are shared drying/stores on each stair level, ample unrestricted residential parking, and extensive communal greens to the front and rear.

A vestibule entrance opens to the main hall featuring four built-in store cupboards, a dado rail, a pendant and wall-mounted light fittings. A bright and spacious public room offers dual-aspect views of both the Pentland Hills and city skyline and includes a gas fireplace and a central pendant light fitting.

Set off the lounge, the kitchen has built-in store cupboards, together with extensive fitted storage and worktops including an integrated oven and gas hob.

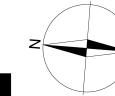
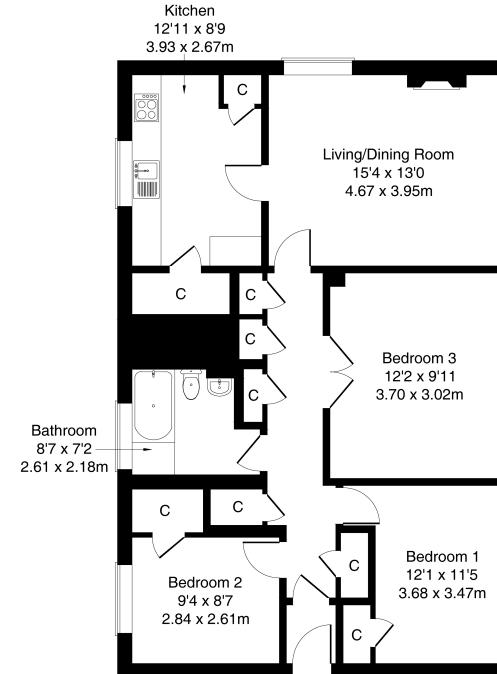
Bedrooms one and two are set to opposite aspects with both including built-in wardrobes. A flexible third bedroom currently has French doors to the hall offering a potential second public/dining room.

The generous bathroom currently has a three-piece suite fitted, including a shower unit over the bath.

A 360 Virtual Tour is available online.

**mov<sup>o</sup> 17/6 Calder Gardens Edinburgh EH11 4JF**  
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Approximate Gross Internal Area: (1023 sq ft - 95 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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