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369 Calder Road, Sighthill, Edinburgh, EH11 4AJ

Beautifully Presented, Two-Bedroom, Upper Villa with Private Garden

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Property Description

Beautifully presented, two-bedroom, upper villa, with a generous private garden. Conveniently located in the popular Sighthill area, lying to the west of Edinburgh city centre.

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

Highlights include a modern fitted kitchen with appliances, a stylish contemporary bathroom, and a skyline view of the Pentland Hills. In addition, there is gas central heating, double glazing, and good storage including a flexible loft space offering a possible conversion.

Externally, to the rear is an enclosed garden plot with a lawn and patio; whilst to the front, an end-of-cul-de-sac location offers ample unrestricted street parking.

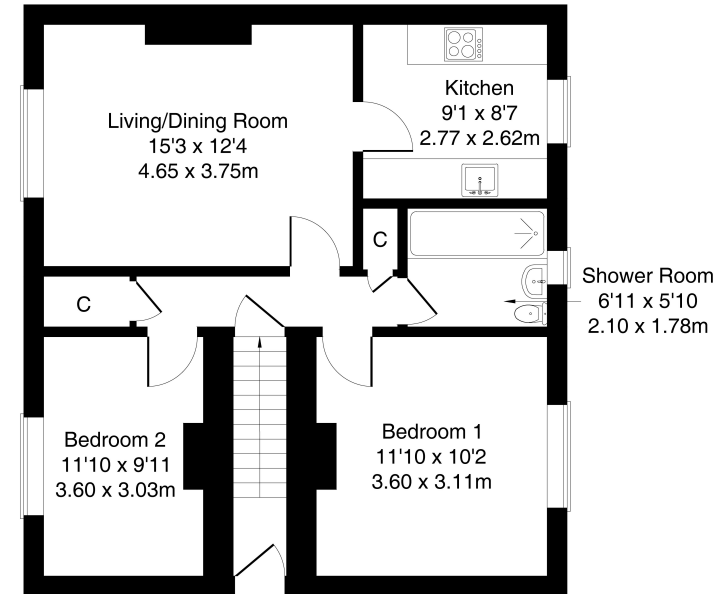
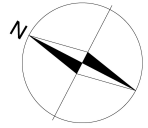
A welcoming entrance leads to the carpeted stairs leading to the upper hall, affording access throughout the property, including two convenient storage cupboards. Set to the front, a bright and spacious living room is tastefully finished, including wood effect flooring and a pendant light fitting. Set off, to the rear, the kitchen is fitted with modern units and worktops, a sink with a drainer and a tiled surround, with appliances including an integrated electric hob and oven, and a freestanding fridge/freezer and washing machine.

Two well-finished bedrooms are set to opposite aspects, with bedroom one to the front, including a modern feature wall, carpeted flooring and a central light fitting; whilst bedroom two offers a flexible room, also with carpeted flooring and a central light fitting. Completing the accommodation, a stylish shower room is fitted with a modern suite including a large cubicle with a rainfall showerhead, tiled splash walls, contemporary lights, and a ladder-style radiator.



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Approximate Gross Internal Area: (678 sq ft - 63 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





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