



9/4 Calder Grove, Edinburgh, EH11 4NB

Beautifully Presented, Two-Bedroom, Dual Aspect, First Floor Flat

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Property Description

Beautifully 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 walk-in store room, and a bathroom.

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

In addition, there is superb integrated storage provision including a walk-in hallway store room 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.

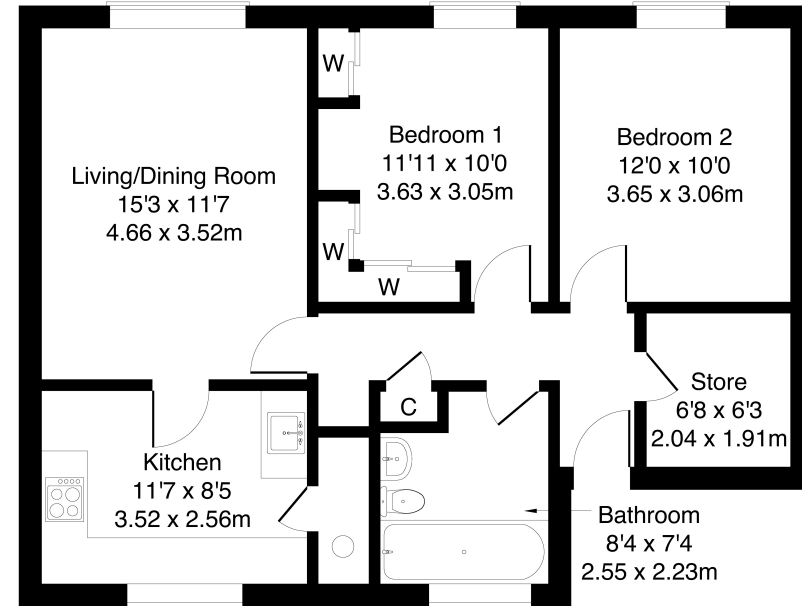
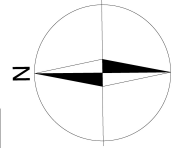
A welcoming entrance hall affords access throughout the majority of the property, including a convenient storage cupboard and a further walk-in store. Set to the rear, a tastefully finished living room has carpeted flooring, ample space for a dining area, light decor, and a central light fitting. Set off the lounge, to the rear, a spacious kitchen is fitted with wall and base units, stone effect worktops, a tiled surround, a sink with a drainer, and an integrated oven and gas hob.

Two double bedrooms are set to the front, similarly well-sized and finished, with neutral decor and carpeted flooring, with bedroom one also including fitted mirrored wardrobes and overbed storage. Completing the accommodation, set to the rear, the bathroom is fitted with a three-piece suite including a shower over the bath, tiled splash walls, and wood effect flooring.



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Approximate Gross Internal Area: (732 sq ft - 68 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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