



14/6 Calder Grove, Sighthill, Edinburgh, EH11 4LY

Spacious, Well-Presented, Two-Bedroom, Ground-Floor Flat

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Property Description

Spacious, well-presented, two-bedroom, ground-floor flat. Forming part of an established, residential development, located in the Sighthill area, to the west of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two flexible bedrooms and a family bathroom.

Highlights include a secure entry, well-proportioned rooms, double glazing and gas central heating. In addition, there is good integrated storage provision including a walk-in hallway store.

Externally, there is a shared drying green, extensive communal green space to the front and rear and ample unrestricted off-street parking.

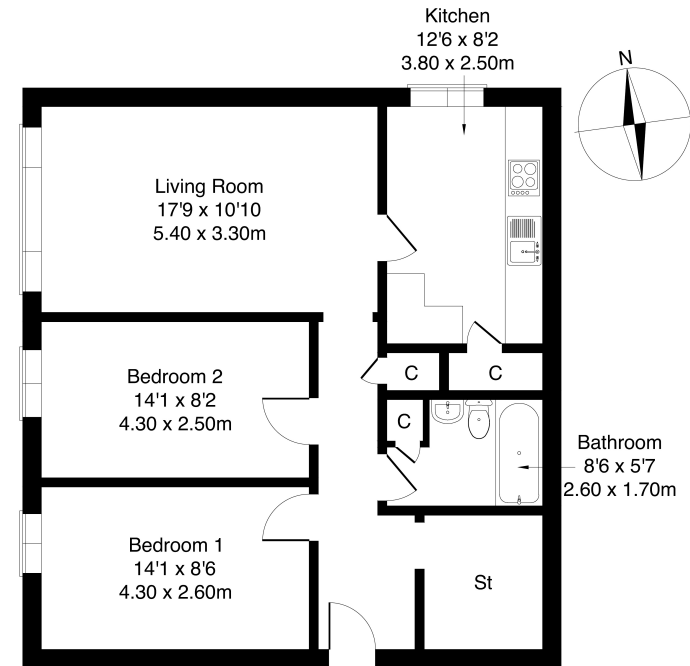
A welcoming entrance hall, with a walk-in store, leads to a spacious living room, filled with natural light, from a wide window, with open views across the development. The bright reception room offers plenty of versatile space for both lounge and dining furniture, if desired. An adjoining kitchen is fitted with neutrally toned units and worktops and a freestanding cooker, with space and plumbing available for a fridge/freezer, a washing machine and a dryer.

Two well-proportioned, flexible double bedrooms are carpeted for comfort and provide ample space for freestanding bedroom furniture.

Completing the accommodation, a bathroom comprises a bath with an overhead shower, a basin set into storage, a WC and tiled splash walls.

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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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