



4/14, Calder Grove, Edinburgh, EH11 4ND

Well-Presented & Proportioned, Two-Bedroom, Second-Floor Flat

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Property Description

Well-presented and proportioned, two-bedroom, second-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 room, dining/kitchen, two double bedrooms, a box/store room, and a bathroom.

Highlights include a modern fitted kitchen and bathroom, double glazing and gas central heating. With leafy views and a quiet setting, there is good integrated storage, including the walk-in hallway storeroom.

Externally, there is ample unrestricted residential parking, a shared drying yard, and extensive communal greens.

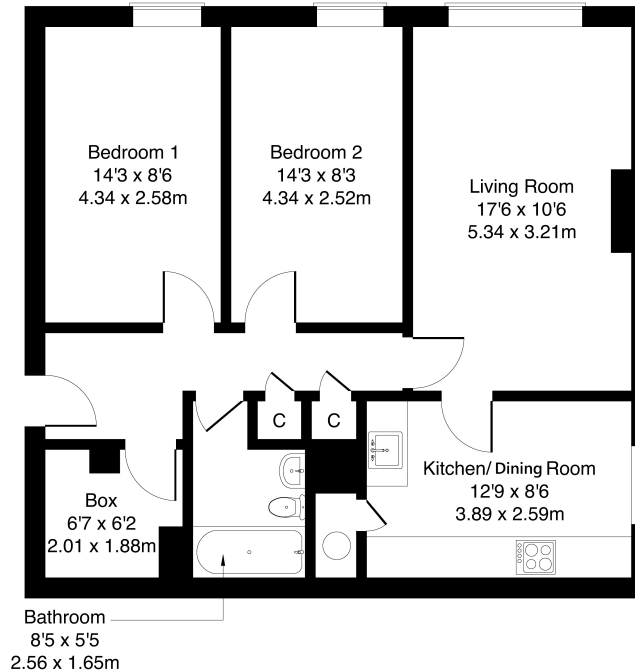
The entrance hallway provides access to all rooms within the property and also benefits from a useful box room positioned immediately to the right, offering excellent additional storage space. Set to the rear of the property, the bright and welcoming living room is generously proportioned, featuring carpeted flooring, central light fittings and an attractive electric fireplace which creates a natural focal point within the space. A large window allows an abundance of natural light to pour in, enhancing the room's warm and airy feel, while the well-balanced layout offers ample space for both lounge furnishings and everyday relaxation. Accessed via the living room, the fitted kitchen/dining room is well-appointed with tiled-effect flooring, a central light fitting, stone-effect worktops, a tiled splashback and a sink with drainer. Integrated appliances include an oven and an electric hob with a canopy extractor above, while the dining area provides an ideal space for both everyday meals and entertaining.

Bedroom one is a well-proportioned double room, complete with carpeted flooring, a central light fitting and ample space for freestanding bedroom furniture. The second bedroom is also carpeted and offers a versatile layout, making it equally suited as a comfortable guest room, home office or additional bedroom accommodation. Completing the property, and located beside two built-in storage cupboards, the three-piece fitted bathroom features wood-effect flooring, a stone-effect splashback surround, a central light fitting and a shower positioned over the bath.



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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 suburb located to the west of Edinburgh city centre, conveniently close to both Stevenson College and Napier University's Sighthill campus. Residents benefit from an excellent variety of shops and amenities, with larger retail options available at The Gyle Shopping Centre and Hermiston Gait retail park. The area offers a range of

recreational facilities, including Kingsknowe Golf Course, Sighthill Bowling Club, Pure Gym, Sighthill Public Park, and The Corn Exchange event venue. Regular bus services provide easy access to the city centre, while the nearby city bypass offers quick connections to the M8 and the wider motorway network.





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