



Sighthill, Edinburgh

229/6 CALDER ROAD, EDINBURGH EH11 4RG

Beautifully presented with bright and neutral decor throughout, this top floor, two bedroom flat offers chic yet practical living space with far-reaching views and a private rear garden.



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2



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DESCRIPTION

This beautifully presented, two bedroom flat will appeal to a variety of buyers due to its walk in condition and location. The property comprises of:

- Stylish Top Floor Flat
- Entrance Hall
- Bright Living/Dining Room
- Separate Contemporary Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Good Storage
- Views to the Pentland Hills
- Double-Glazing
- Gas Central Heating
- Private Rear Garden

LOCATION

Set back from Calder Road, approximately four miles west of Edinburgh's city centre, the area is well regarded for its excellent connectivity and local amenities. Local shops cater for day-to-day requirements and there is a Sainsbury Superstore on nearby Inglis Green Road. Hermiston Gait, the Gyle Shopping Centre and Westside Plaza are all only a short drive away and offer an extensive range of high street names, including Marks & Spencer and a multi-screen cinema. Leisure pursuits include Kingsknowe Golf Course, Craiglockhart Sports Centre and Nuffield Health Edinburgh Fitness & Wellbeing Gym, Saughton Park, with its open spaces, skateboarding park and sports facilities and the nearby Union Canal provides attractive walking and cycling routes into the heart of the city.

The property is also convenient for access to Edinburgh Business Park and Gogarburn and for those connected to Napier University's campuses at Sighthill, Heriot Watt University campus at Riccarton and also Edinburgh College at Sighthill. The property also benefits from excellent transport links with regular buses running along Calder Road, Saughton Tram Stop (with frequent and speedy services to the City Centre, and beyond and Edinburgh International Airport) is approximately 0.6 miles away and for the motorist, Calder Road (A71) is a quick route to the City Bypass and central motorway network. Good schooling is also available locally from nursery through to secondary level

EXTRAS

Light fittings, curtain fittings only, blinds, integrated oven and hob, fridge freezer, washing machine and floor coverings are included in the sale.

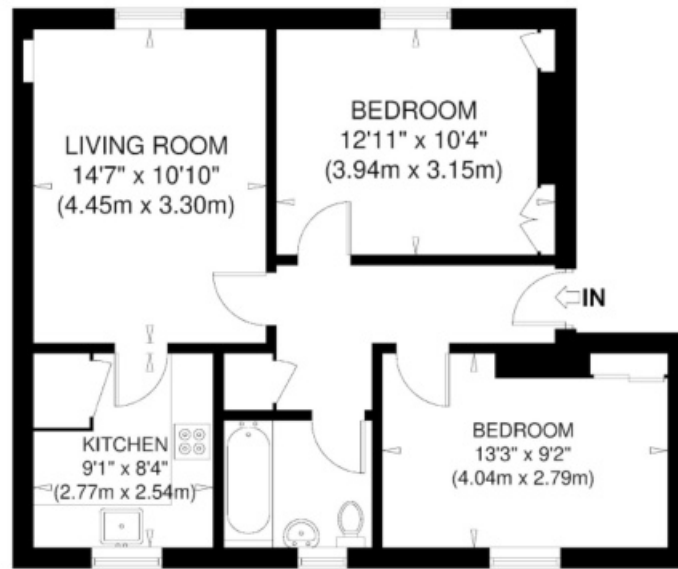
COUNCIL TAX BAND

Band B

VIEWING

By Appointment with Agents. Tel: 0131 467 7550





SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 58.9 SQ M / 633 SQ FT

CALDER ROAD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 58.9 SQ M / 633 SQ FT
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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