

# 229/5 Calder Road

PARKHEAD, EDINBURGH, EH11 4RG



*Two-bedroom top-floor flat in Parkhead in walk-in condition and provides an excellent family home or investment opportunity*



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McEwan Fraser Legal is delighted to present this immaculate two-bedroom top-floor flat in Parkhead. The property is in walk-in condition and provides an excellent family home or investment opportunity. The flat showcases excellent views of Arthurs Seat to the rear of the property.

# THE LOUNGE



The property has been done up to a standard with no expenses spared as you can tell walking down the wooden-floored hallway to the spacious living room. With the kitchen door open, you create a dual-aspect space with air flowing through the property, perfect for the upcoming Summer months. There is ample floor space for a full living room suite and it is also currently fitted with a desk for a working-from-home setup.

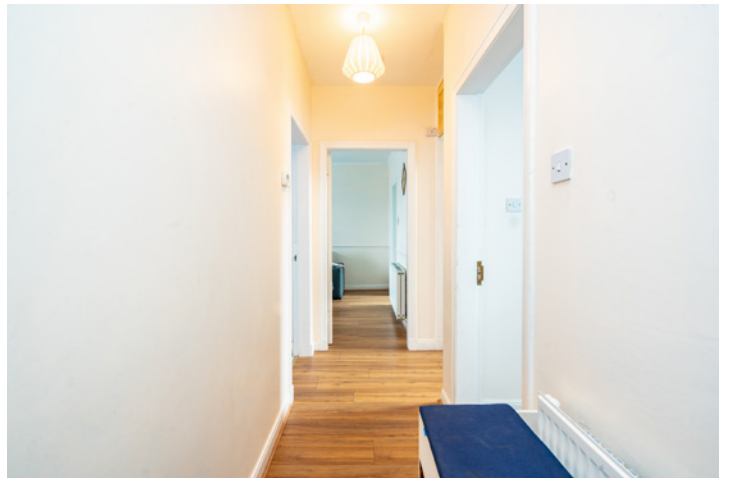
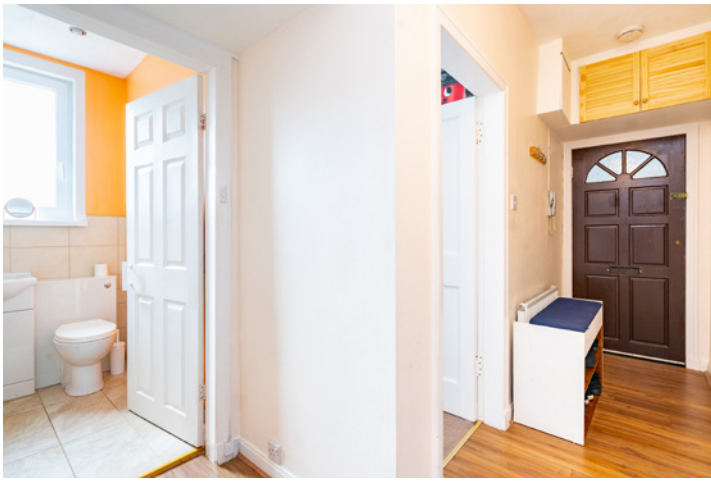


# THE KITCHEN



The modern Kitchen is fitted with an integrated fridge/freezer, oven, and gas hob and fitted with a generous amount of countertop space for the keen chef.





Coming back down the hall you will find a double bedroom on either side. Both bedrooms have integrated wardrobes and also benefit from lots of light. The modern three-piece bathroom has also been done to a very high standard.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





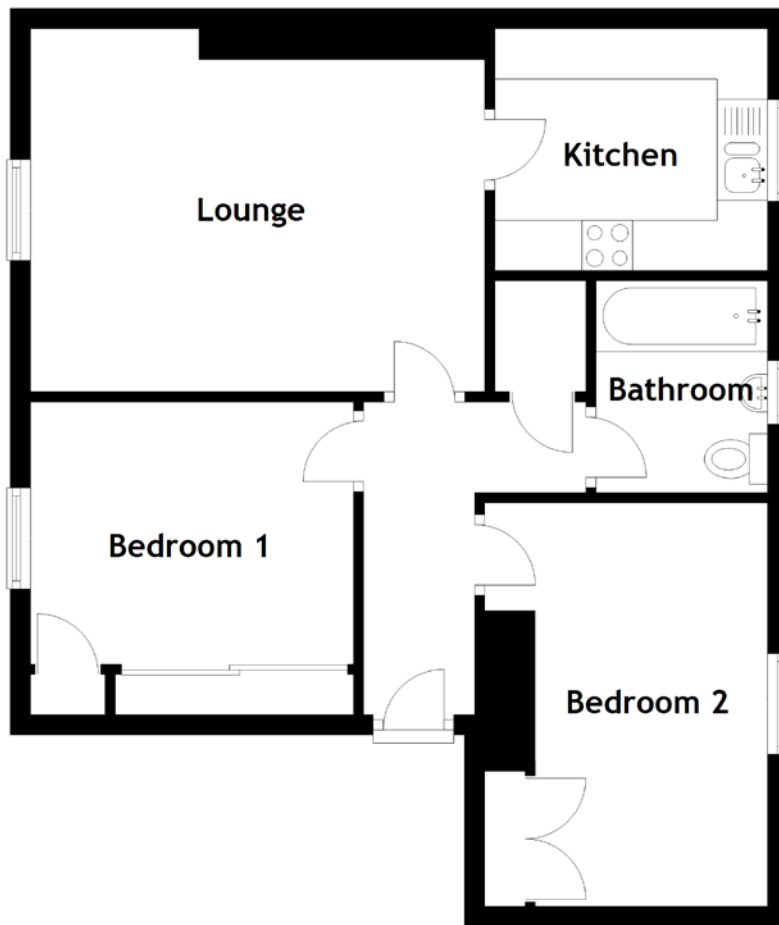
In addition, the property includes street parking. The current owners have also gathered permission from all others in the block and have spoken with architects to convert the attic space, although you would still need to go through all of the usual planning procedures. This is a rare opportunity to acquire a central flat in a fantastic location.

## EXTERNALS & VIEW





# FLOOR PLAN, DIMENSIONS & MAP

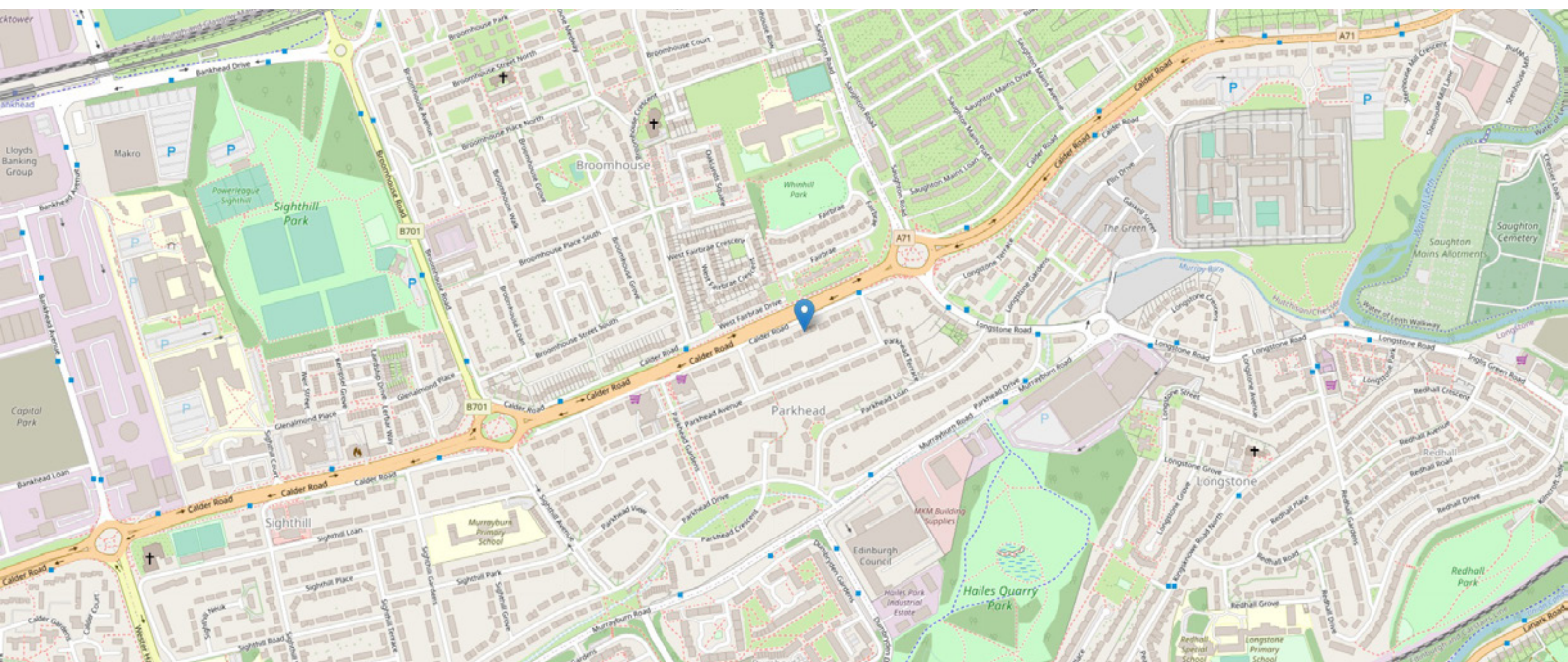


Approximate Dimensions (Taken from the widest point)

Lounge 4.50m (14'9") x 3.60m (11'10")  
 Kitchen 2.70m (8'10") x 2.40m (7'10")  
 Bathroom 2.10m (6'11") x 1.70m (5'7")

Bedroom 1 3.20m (10'6") x 3.10m (10'2")  
 Bedroom 2 4.00m (13'1") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 58m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

This property is located within the popular residential area of Parkhead, which lies to the west of the city centre. The property is positioned to take advantage of an excellent choice of shopping facilities, mainly small specialist shops serving the local community.







Further facilities can be found at the Gyle Shopping Complex and at Hermiston Gait, both of which are within easy reach. The area is also supported by banks, building societies and postal services.

Schooling is well represented from nursery to senior level, while the property is also within walking distance of Stevenson College and Napier University at Sighthill.

An efficient public transport network of both buses and trams operate to most parts of the town, including the city centre and Edinburgh Airport as well as road networks leaving the city by-pass and the M8 within easy reach.



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