

9/2 Calder Drive

EDINBURGH, EH11 4LN



*Spacious Two Bedroom Basement Flat Which
Requires Modernisation*



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McEwan Fraser Legal is delighted to present this two-bedroom. The property is in development opportunity as it requires modernisation.

THE LOUNGE



Inside, the property comprises of:

- Spacious living area which gives access to the kitchen and also offers various possible configurations.
- Fully equipped spacious kitchen.

THE KITCHEN





- Main bathroom with shower and three-piece white suite.
- Two bedrooms which are double in size.

THE BATHROOM



BEDROOM 1

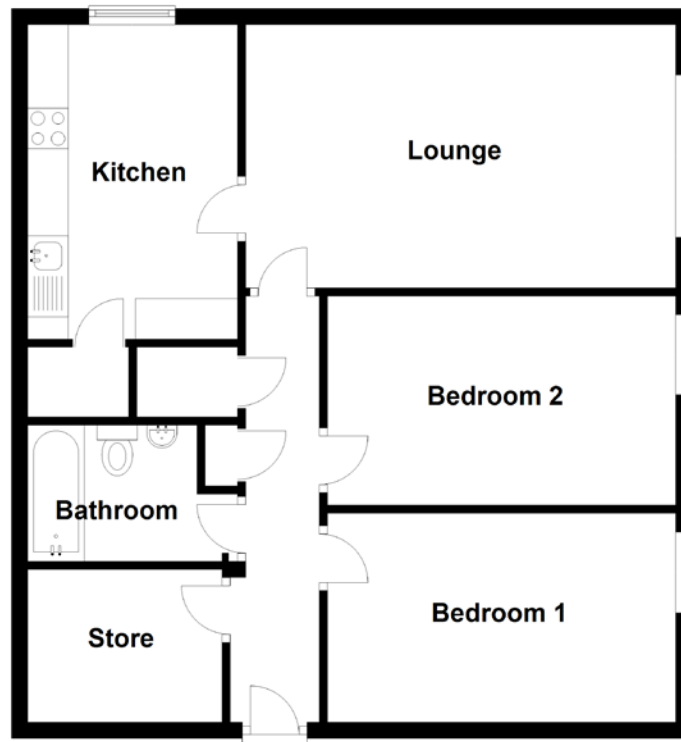


BEDROOM 2



In addition, the property includes on-street free parking, a large communal garden with central heating, and double glazed windows.

FLOOR PLAN, DIMENSIONS & MAP

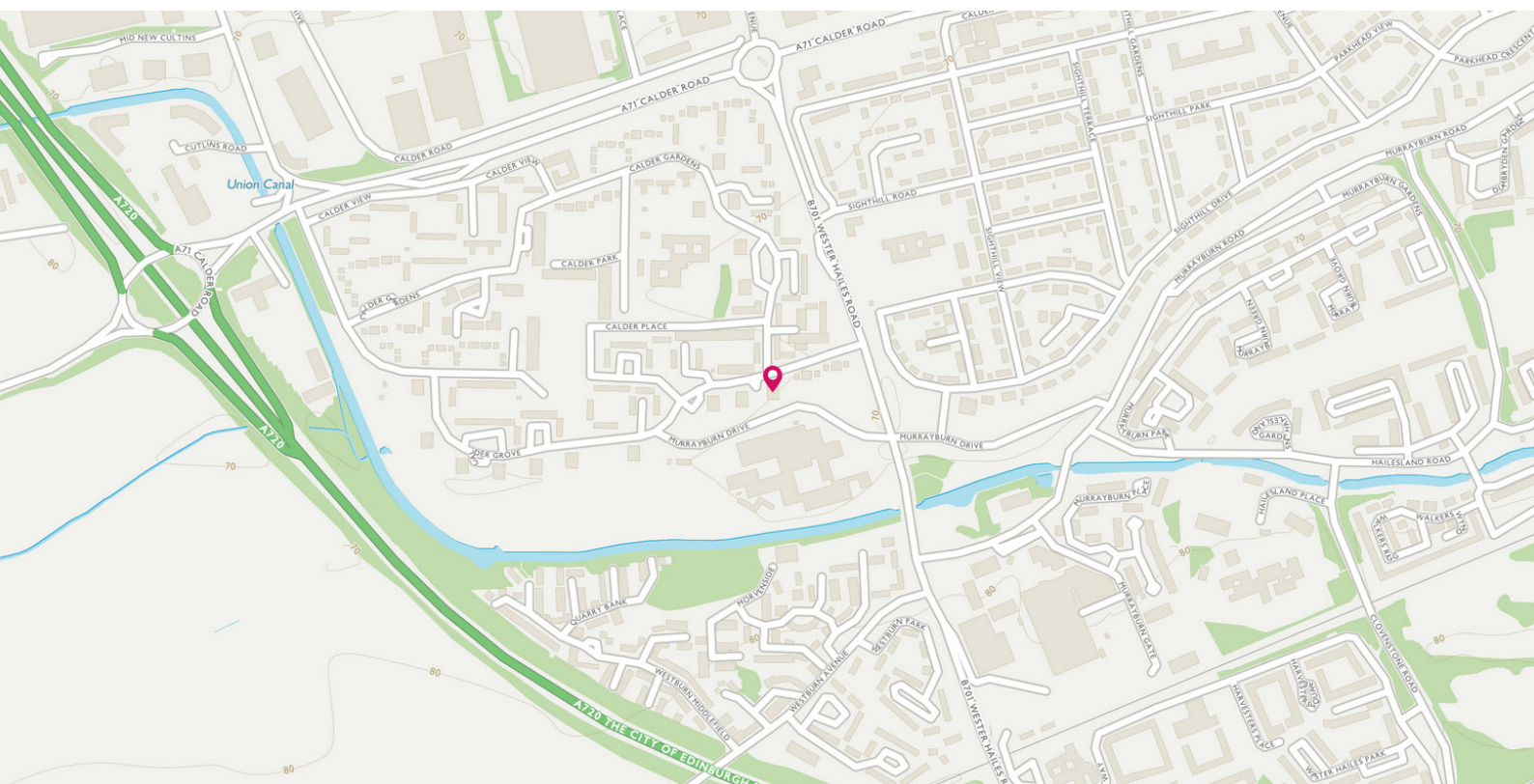


Approximate Dimensions
(Taken from the widest point)

Lounge	5.31m (17'5") x 3.25m (10'8")
Kitchen	3.88m (12'9") x 2.59m (8'6")
Bedroom 1	4.30m (14'1") x 2.58m (8'6")

Bedroom 2	4.30m (14'1") x 2.58m (8'6")
Bathroom	2.63m (8'8") x 1.68m (5'6")
Store	2.40m (7'10") x 1.89m (6'2")

Gross internal floor area (m²): 69m²
EPC Rating: C



THE LOCATION

The property is located within the Sighthill area lying west of Edinburgh City Centre. Close by you will find local amenities and shopping, with excellent road and public transport links for travel. A regular bus service runs to the City Centre and surrounding areas and the property is also ideally placed for access to the City Bypass.





The property is within easy reach of Westside Plaza Shopping Centre, which offers a broad range of shopping facilities and a multiplex cinema. Further shopping facilities and amenities are available at the Gyle Shopping Centre and Hermiston Gait, both of which are the short distance away.

There are local schools from primary through to secondary within easy reach, as well as Stevenson College.



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