

395 Calder Road

SIGHTHILL, EDINBURGH, EH11 4AL



This generous two-bedroom main-door flat that offers a perfect balance of comfort, space, and outdoor living, ideal for first-time buyers, downsizers, or investors alike



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McEwan Fraser is delighted to present this generous two-bedroom main-door flat that offers a perfect balance of comfort, space, and outdoor living, ideal for first-time buyers, downsizers, or investors alike. The property is presented to the market in excellent condition, and further benefits include gas central heating and double glazing.

THE LIVING ROOM



Occupying a ground-floor position in a popular residential area, the property benefits from its own private front and rear gardens, providing both a welcoming entrance and a peaceful outdoor retreat. Inside, the accommodation comprises a bright and spacious living room.

THE KITCHEN



The well-proportioned, separate kitchen has ample storage and workspace.





There are also two comfortable bedrooms and a modern bathroom. The home is tastefully presented and ready to move into, offering excellent scope for personal touches.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



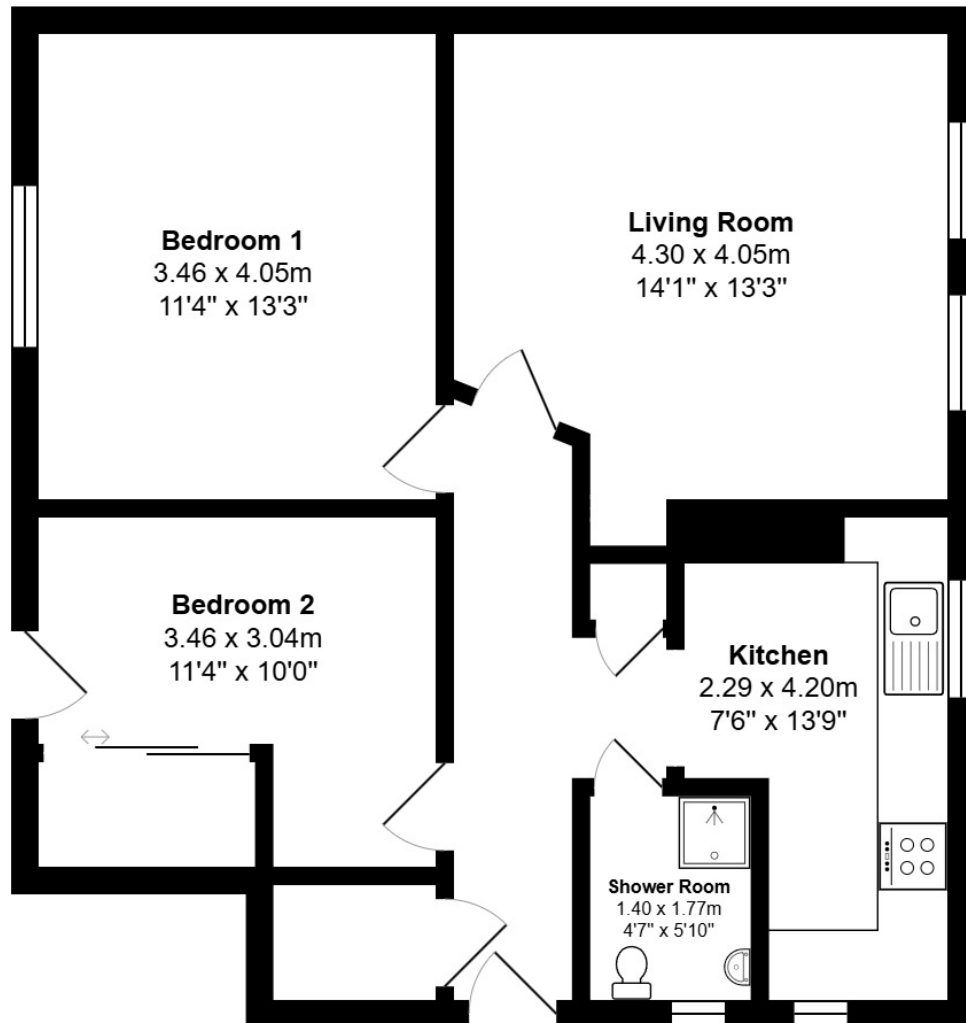
Externally, the front garden adds attractive kerb appeal, while the enclosed rear garden provides an ideal space for relaxing, entertaining, or gardening.

This is a superb opportunity to acquire a well-presented home with generous private outdoor space in a well-connected area.

EXTERNALS

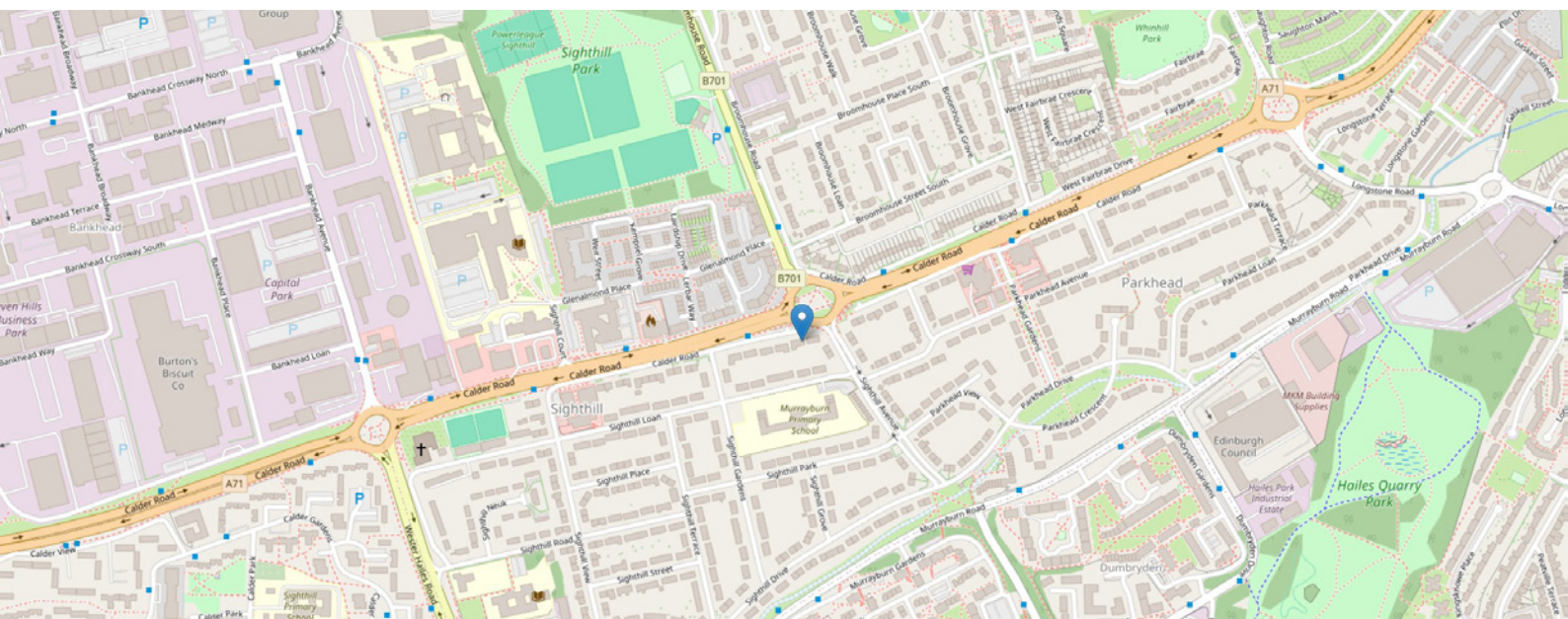


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | EPC Rating: C



THE LOCATION

Sighthill is a well-established residential area situated to the west of Edinburgh city centre, offering an excellent balance of convenience and connectivity. The area is exceptionally well served by public transport, with frequent bus services and nearby tram stops providing easy access to the city centre, Edinburgh Park, and Edinburgh Airport. The Edinburgh City Bypass, M8 motorway, and Hermiston Gait roundabout are all within a short drive, making Sighthill an ideal location for commuters.





A wide selection of local amenities can be found nearby, including shops, supermarkets, cafes, and leisure facilities. Larger retail destinations such as The Gyle Shopping Centre and Hermiston Gait Retail Park are also close at hand, offering a variety of high-street brands, dining options, and services.

Sighthill is also home to Edinburgh College's Sighthill Campus and is conveniently located for Heriot-Watt University's Riccarton campus, making the area particularly appealing to students and academic professionals.

For outdoor recreation, residents can enjoy the open green spaces of Saughton Park, Carrick Knowe Golf Course, and the scenic Union Canal walkway, perfect for walking, running, or cycling. With its excellent transport links, educational facilities, diverse amenities, and access to attractive green spaces, Sighthill offers a convenient and well-connected lifestyle on the edge of the capital.



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