



# 23 Calder Road

STENHOUSE, EDINBURGH, EH11 3PF

**M**cEwan Fraser is delighted to present this substantial three-bedroom detached villa, set on a generous plot on the sought-after southern side of Calder Road. Enjoying excellent open views towards Corstorphine Hill, this impressive home combines space, position and outstanding potential.

The property is approached via a large multi-car driveway and further benefits from a garage and an expansive south-facing rear garden, perfect for families, entertaining or future landscaping ambitions.





# LIVING ROOM & HALL



Internally, the home offers over 140m<sup>2</sup> of versatile living accommodation. On the ground floor, there is a well-proportioned kitchen with a separate utility area, two substantial public rooms offering flexible living and dining space, and a bright conservatory overlooking the garden.





DINING ROOM





**KITCHEN & CONSERVATORY**



The first floor comprises three well-proportioned double bedrooms and a family bathroom. There is also a loft space with the potential to create two further rooms.



**BEDROOM 1**





**BEDROOM 2**



**BEDROOM 3**



**BATHROOM**



# Floor Plan & Dimensions





## THE GARDEN

Externally, the property is surrounded by well-maintained gardens. To the front, there is a large driveway providing ample off-road parking, with space for up to five cars via a combination of garage, carport, and front area. A separate garden to the side leads to the rear, where a spacious, south-facing garden is fully enclosed, creating a safe and private outdoor space.

While the property would benefit from a degree of modernisation, it already enjoys gas central heating and double glazing, providing a solid foundation for refurbishment. This is an excellent opportunity for buyers looking to create a bespoke home in a desirable and well-established location.

Early internal viewing is highly recommended to appreciate the space, setting and potential on offer.





Situated on Calder Road in the popular Stenhouse area of Edinburgh, this property offers an excellent balance of suburban comfort and city accessibility. Located west of the city centre, Stenhouse is a sought-after residential district providing superb connectivity, a strong community atmosphere, and abundant local amenities.

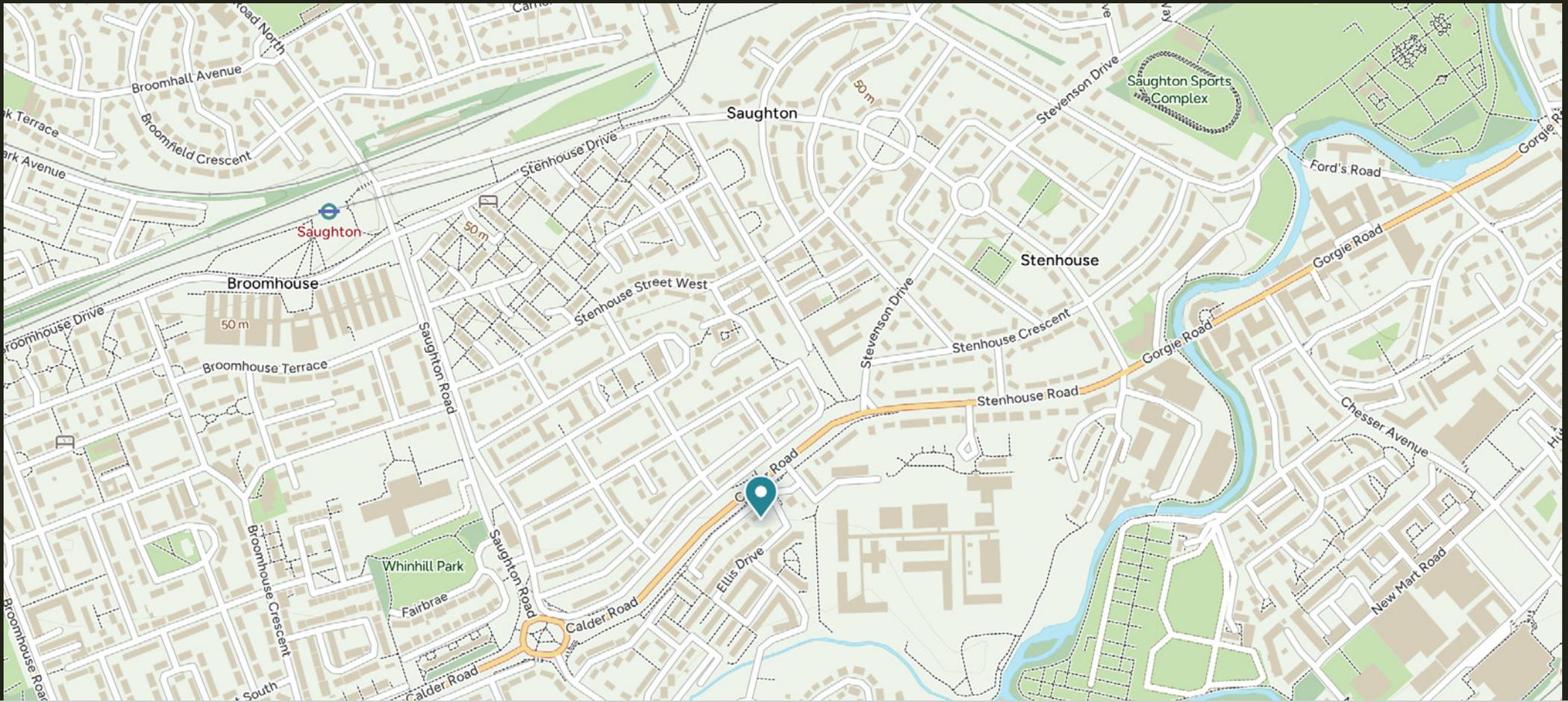
The area is exceptionally well served by frequent bus services along Calder Road, providing direct access to the city centre, Edinburgh Park, and the Gyle business district. Nearby tram stops at Saughton and Balgreen offer further connectivity, including a direct route to Edinburgh Airport. For motorists, the City Bypass and motorway networks are easily reached, making commuting straightforward.

Excellent local schooling is available within close proximity, including primary and secondary options. Edinburgh Napier University's Sighthill Campus is also easily accessible, appealing to families and professionals alike.

Everyday amenities are well catered for, with local shops and cafés at Stenhouse Cross, while larger retail options can be found at Hermiston Gait and The Gyle. Supermarkets are particularly convenient, including Asda at Chesser, ensuring ease for daily needs. A variety of leisure facilities and dining options are also close by.

For recreation, residents benefit from proximity to Saughton Park, offering beautiful gardens and sports facilities. The nearby Union Canal and Water of Leith Walkway provide scenic routes for walking and cycling, enhancing the appeal of this well-connected yet pleasantly residential setting.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**MICHAEL MCMULLAN**  
 Area Sales Manager



Professional photography  
**MARK BRYCE**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer