

13/4 Calder Gardens

SIGHTHILL, EDINBURGH, EH11 4JF



*Two bedroom flat in Sighthill making
the perfect investment property*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Sighthill. The property is in great condition and makes the perfect home or lucrative investment opportunity.

THE LIVING ROOM



This delightful property showcases a comfortable living space and a modern and well-appointed kitchen, designed to cater to your lifestyle.

THE KITCHEN





The flat offers two generously sized bedrooms, perfect for accommodating your needs as well as a three-piece shower room.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



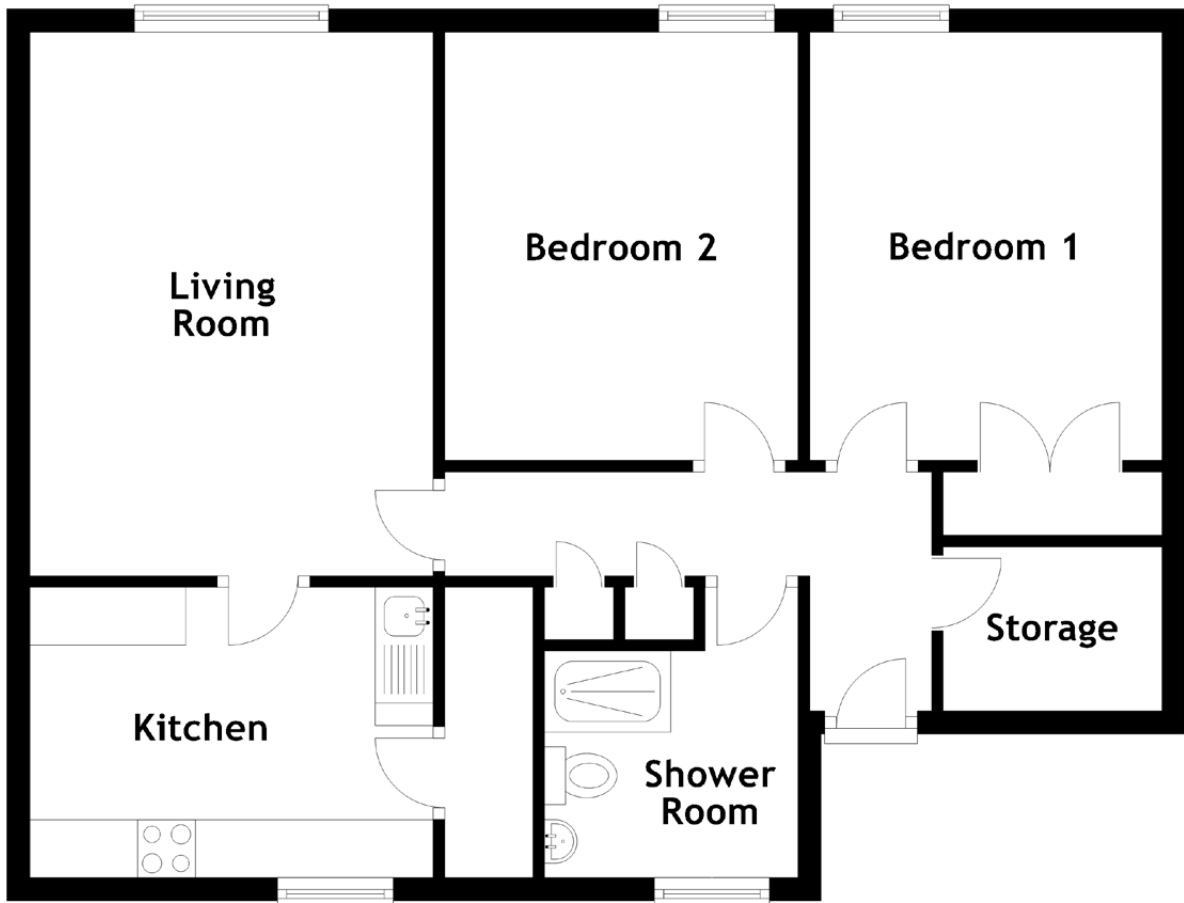
Nestled within Calder Gardens, residents will enjoy the tranquillity of the surroundings while having convenient access to nearby amenities. This property presents an excellent opportunity for those seeking a central flat in a great location.

In addition to this, the property includes off-street parking and shared garden space.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

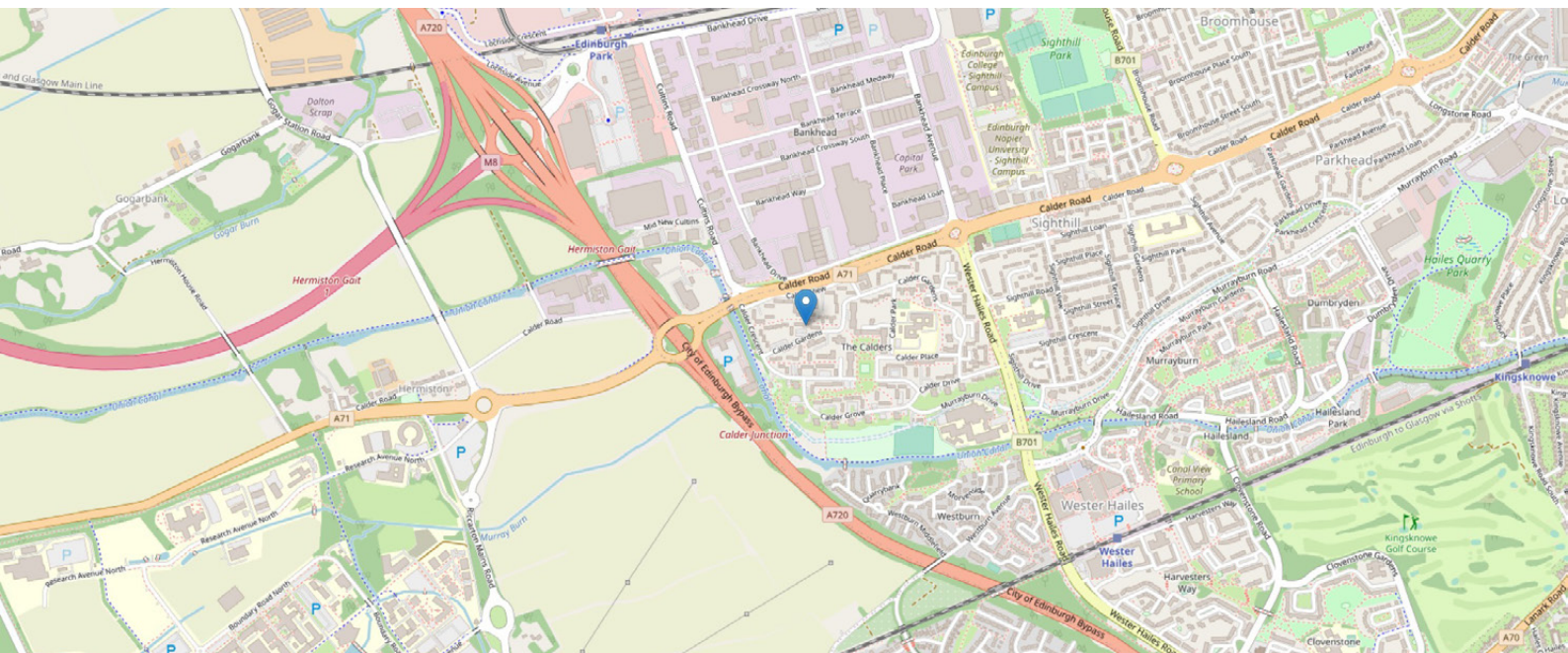


Approximate Dimensions
(Taken from the widest point)

Living Room 4.70m (15'5") x 3.48m (11'5")
 Kitchen 3.48m (11'5") x 2.51m (8'3")
 Shower Room 2.51m (8'3") x 2.19m (7'2")

Bedroom 1 3.70m (12'2") x 3.04m (10')
 Bedroom 2 3.70m (12'2") x 3.05m (10')
 Storage 1.89m (6'2") x 1.42m (4'8")

Gross internal floor area (m²): 67m²
 EPC Rating: C



THE LOCATION

The property for sale is located in a western district of the city. The area is well served by an excellent range of local amenities including shopping, transport, education and recreational facilities. The Wester Hailes Shopping Centre, which is approximately ten minute's walk from the property, offers an excellent range of shops and a supermarket to serve all your necessary requirements. The Wester Hailes Educational Centre, which again lies in close proximity to the property, offers an excellent range of recreational facilities such as a swimming pool, badminton and squash courts.





Local schooling can be found within walking distance both at primary and secondary levels and regular bus services run to and from the city centre and surrounding area.

The Edinburgh city bypass is only a stones through away from this property, providing commuters with easy access to all major routes.



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THE SUNDAY TIMES
THE TIMES



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