



Flat 7, 12 Calder Grove, Edinburgh EH11 4NA

www.mcdougallmcqueen.co.uk



An excellent opportunity for the first time buyer or investor, McDougall McQueen present to the market this bright and spacious, well-proportioned two bedroom first floor flat. The property is ideally located in the popular Sighthill area of Edinburgh close to many local amenities and schooling whilst being conveniently placed for commuter links. We would recommend an early viewing.

- Reception hallway with two storage cupboards along with a walk in storage cupboard.
- Bright and spacious living room with a feature fireplace.
- Breakfasting kitchen with a good range of wall and base units along with integrated appliances, useful storage cupboard.
- Double bedroom with built in wardrobes.
- Further double bedroom.
- Bathroom presented as a shower room comprising WC, wash hand basin and corner shower cubicle.
- Gas central heating.
- Double glazing.
- Residents and visitor's car park with further on street parking.



Location

Sighthill is located approximately six miles to the west of Edinburgh City Centre and has a variety of convenient local shops to meet day to day needs. For more extensive amenities, Hermiston Gait and the Gyle Shopping Centre are both within close proximity and offer a fantastic range of high street shops including a Tesco, Morrison's and Marks and Spencer's. The area is well served by a frequent bus service to the City Centre and many surrounding areas and the City-Bypass is also close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. The property is close to Napier and Heriot Watt University campuses and ideally located for Edinburgh Business Park and Gogarburn. The local area boasts many leisure and recreational facilities including a multi-screen cinema, swimming pool, golf courses and The Union Canal. Local schooling is well represented from Primary to Secondary level.

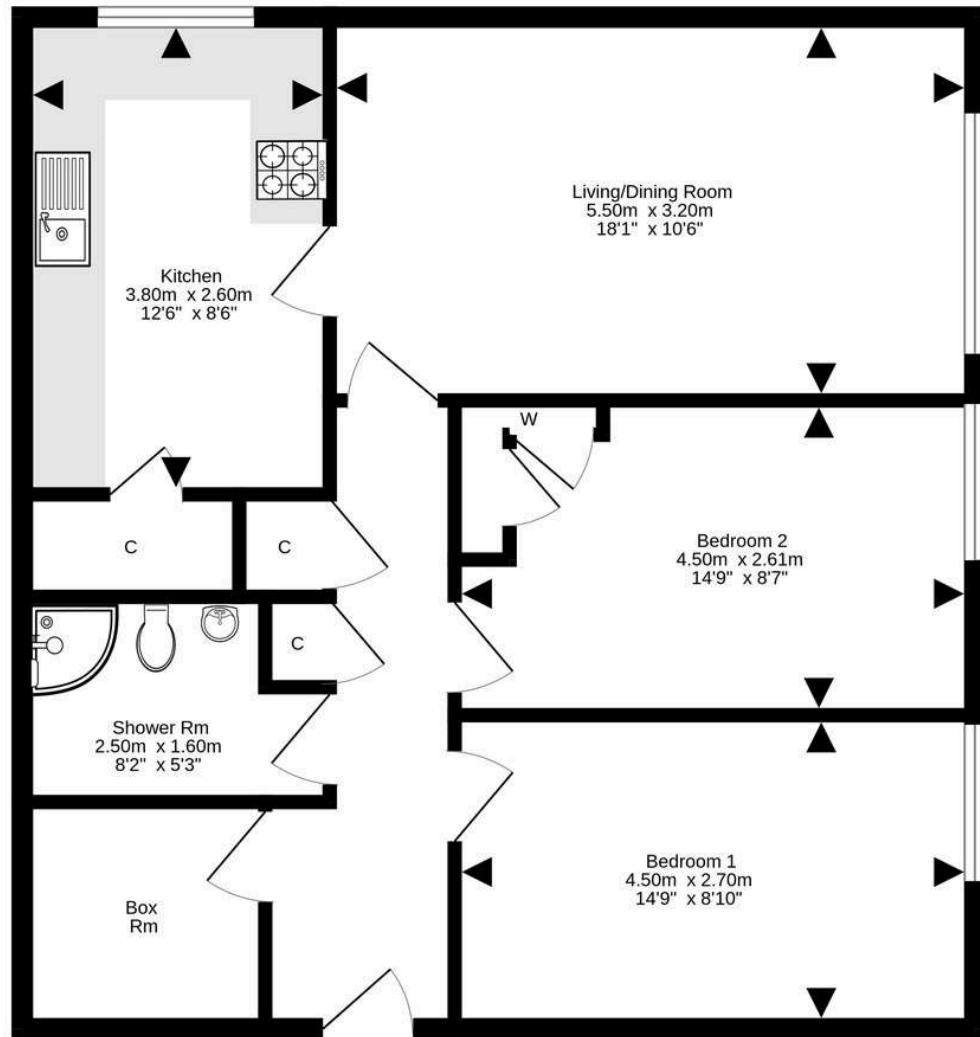
Extras

Included in the sale are the integrated kitchen appliances, fridge & freezer and fixtures & fittings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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