



RALPH SAYER  
SOLICITORS & ESTATE AGENTS



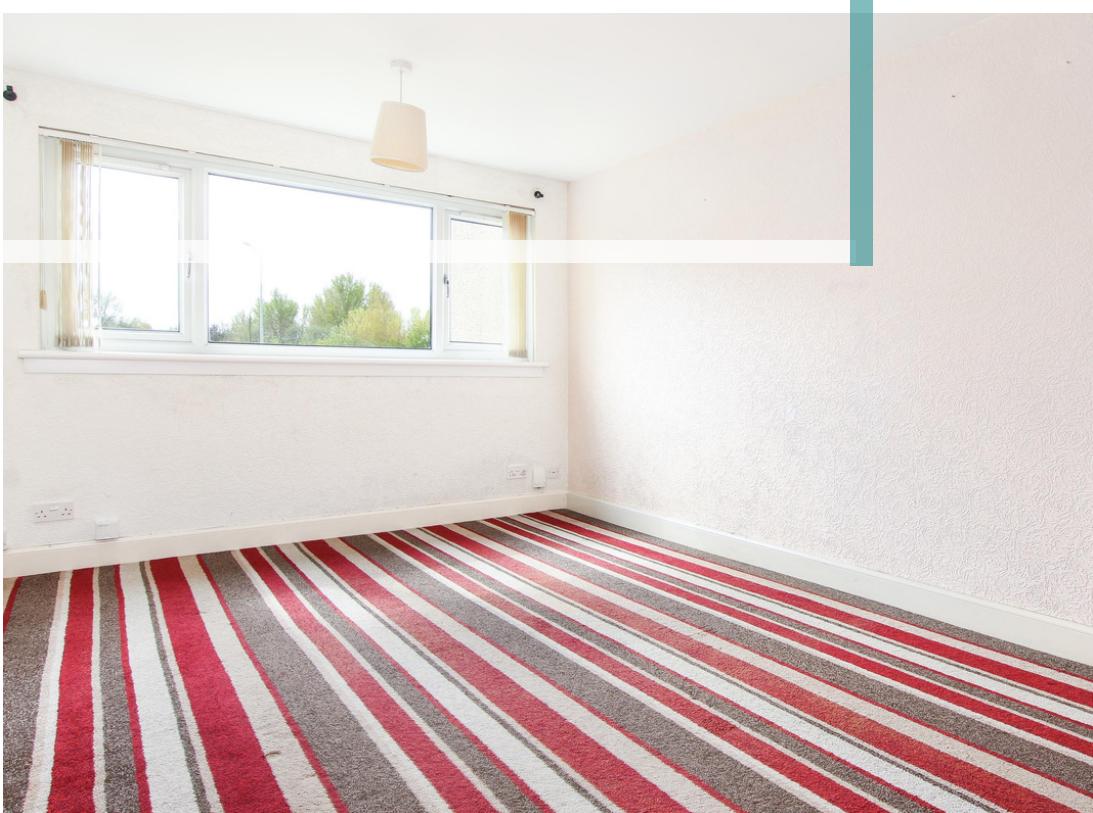
# 4/2, CALDER GARDENS

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EDINBURGH, EH11 4JD



## 4/2, CALDER GARDENS

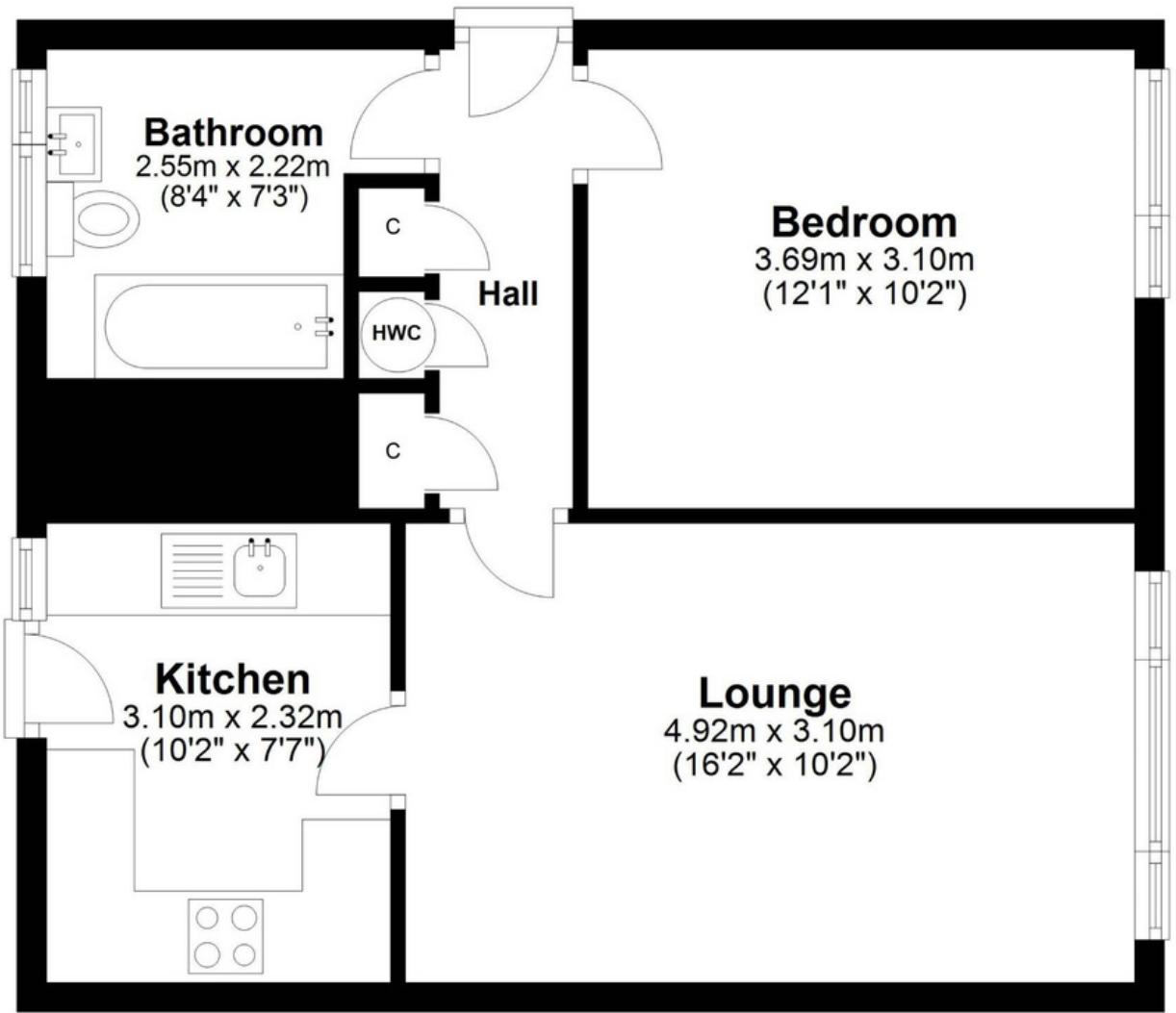


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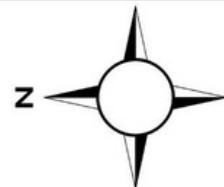
**T**ucked away in a quiet development on the western edge of Sighthill, this delightful one bedroom, lower villa, is one of only four in the block and boasts private front and rear gardens.

# FLOORPLAN



## Ground Floor

Approx. 46.2 sq. metres (497.2 sq. feet)



TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567

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**A** main door flat, the flat boasts great proportions, where you enter into a welcoming hallway (with three storage cupboards). Directly ahead, is a generous lounge diner with large picture window, flooded with light from a sunny southerly aspect and overlooking the front garden. Leading off the lounge is a well proportioned kitchen, fitted with a range of white cabinets, providing ample storage and worksurfaces. A rear door leads out directly onto the rear garden - mainly lawn with a garden shed. Returning to the hall, there is a generous double bedroom and across the hall, is a bright and airy bathroom, fitted with white three piece suite, a mains fed shower over bath and chrome ladder radiator. The property is fitted with gas central heating and double glazing.

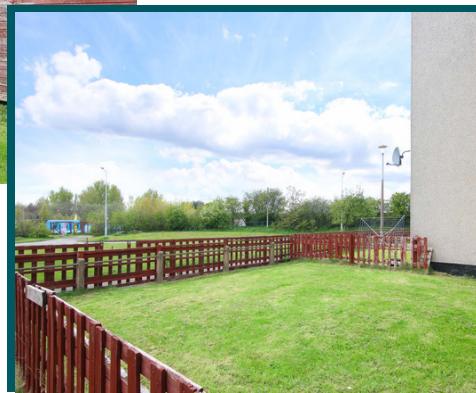






## SIGHTHILL

Sighthill is a popular residential district, located approximately 4 miles, west of the city centre. Various local amenities can be found at nearby Longstone, including a Sainsburys or Asda at Chesser. Ideally located for a campus of Edinburgh Napier University's, Edinburgh College campus and Heriot Watt University is a short 10 minute journey by car or bus, as is the South Gyle Business Park. Larger retail shopping can be found at Hermiston Gait and the Gyle Shopping Centre. There are many local parks, gyms nearby. Excellent transport links, include regular bus services, the Trams and local train station at Edinburgh Park. Direct accesss to Edinburgh city by pass, links to all major road networks, including the M8, M9, the Forth Road Bridge and easy access to Edinburgh International Airport.





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#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.