



7/3 Calder Grove, Edinburgh, EH11 4NB

Description

Bright and well-presented three-bedroom first floor flat which is recently redecorated and in good order throughout. It is situated in the Sighthill area close to Edinburgh Napier University, Heriot Watt University and Edinburgh College and with fantastic transport links and amenities nearby. It would make an ideal a buy to let or an excellent starter flat for a first time buyer. The property also benefits from double glazing and gas central heating.

The accommodation comprises:

- Entrance hall with four storage cupboards
- Generously proportioned living room with south facing open aspect with views of the Pentland hills
- Fitted kitchen with a range of wall and base mounted units with laminate worktops with inset composite sink and appliances including an electric hob, electric oven, washing machine and fridge
- Three good sized bedrooms, two of which have built-in wardrobes
- Partially tiled bathroom fitted with a bath with electric shower over, WC and wall hung wash hand basin

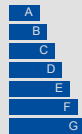
Communal garden grounds surround the property and there is a shared drying area and an unallocated car park.



VIEWING DETAILS

Please call DMD Law 0131 316 4666
or check online for the up to date price
information and viewing arrangements.

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Outside and Gardens

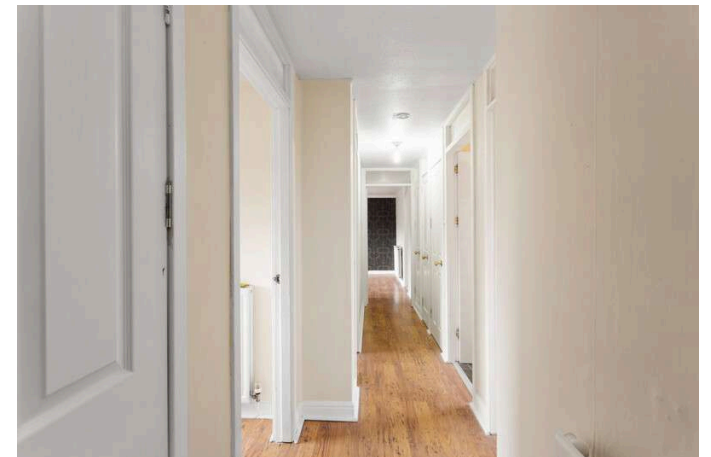
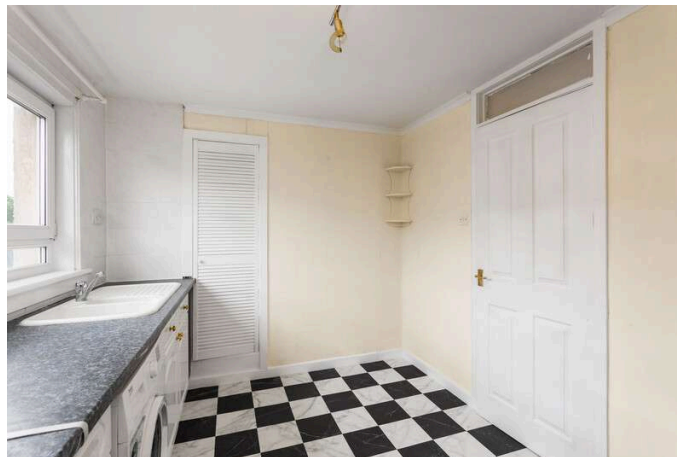
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Location

Sighthill is situated approximately four miles west of Edinburgh's City Centre. Local shopping facilities include the Hermiston Gait retail park, the Gyle Shopping Centre, Westside Plaza and a Sainsbury's supermarket at Longstone. It is conveniently located for Heriot Watt University, Napier University and Edinburgh College. Schooling is available locally from nursery to secondary level. Leisure facilities nearby include a swimming pool and gym. A frequent bus service operates from nearby to the City Centre and from a commuting perspective. The property is conveniently positioned for access to the City Bypass and the links to the motorway network. The Union Canal is nearby and has a cycle route to the City Centre.

Council tax

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.



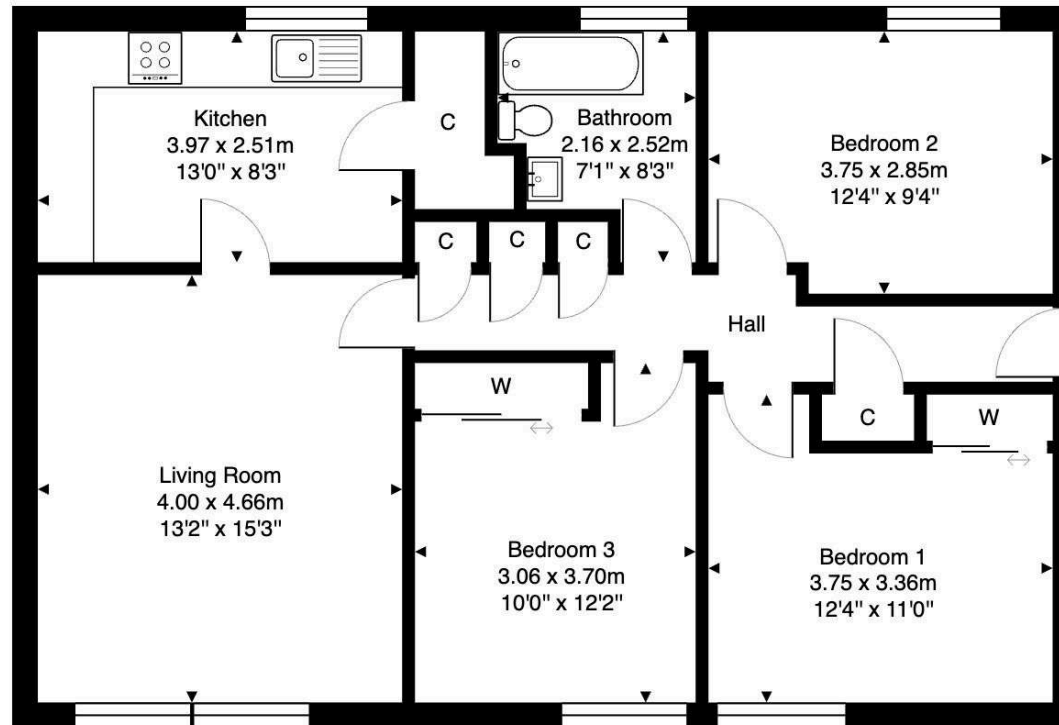




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Total Area: 80.9 m² ... 871 ft²

All measurements are approximate and for display purposes only



First Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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