

COULTERS[©]

377 CALDER ROAD

SIGHTHILL, EDINBURGH, EH11 4AJ

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This is a well-proportioned, three bedroom maindoor upper villa flat which benefits from private gardens and a gated driveway. Although now in need of some modernisation, the property has been well-maintained and offers an excellent opportunity for a new owner to create a home designed to their own tastes and specifications.

On the ground level, off the maindoor entrance, there is a handy storage cupboard straight ahead, before the stairs leading up to the first floor. Positioned to the front of the property is a large living/dining room with a focal fireplace and gas fire plus an Edinburgh press. The galley style kitchen now requires some upgrading but comes complete with freestanding cooker, fridge, freezer and washing machine. There are three double bedrooms and a bright bathroom with three piece suite, and an overhead shower. Superb storage is available within the attic which is accessible from the hall via a ramsay ladder. All of the windows are double glazed and there is gas central heating.



KEY FEATURES



Upper villa in block of 4



Three spacious bedrooms



Private gardens to front and rear



Private gated driveway



Easy access to bus and tram network



Close to Hermiston Gait retail park





To the front of the property, there is a private gated driveway which provides secure off road parking and a well-kept garden, predominantly laid to lawn. At the rear, there is a fully enclosed garden with a south-east aspect, a timber store for handy storage and a drying line.

EXTRAS

The property is sold as seen. All curtains, light fittings, fitted flooring, appliances, garden furniture and shed are included in the sale price. There are some items within the loft that the seller is unable to remove and these will remain in the property upon sale.

THE LOCAL AREA

Sighthill is a popular residential location to the west of Edinburgh city centre. Hermiston Gait and the Gyle Shopping Centre, both under a ten-minute drive, offer a variety of high street shops including a Tesco and Marks and Spencer. Recreational amenities include the nearby Kingsknowe and Carrick Knowe Golf Clubs, David Lloyd Health Club and Saughton Public Park. There is an Odeon Cinema five-minutes' drive away. The property is in the catchment area for schooling which includes Murrayburn Primary School and Forrester High School. It is an excellent location for HeriotWatt University and Edinburgh College, Gogarburn and Edinburgh Business Park. Regular bus and tram services take you quickly into the city centre and it is ideally placed for the City Bypass, Scottish motorway network, Edinburgh International Airport and the Queensferry Crossing.

GET IN TOUCH



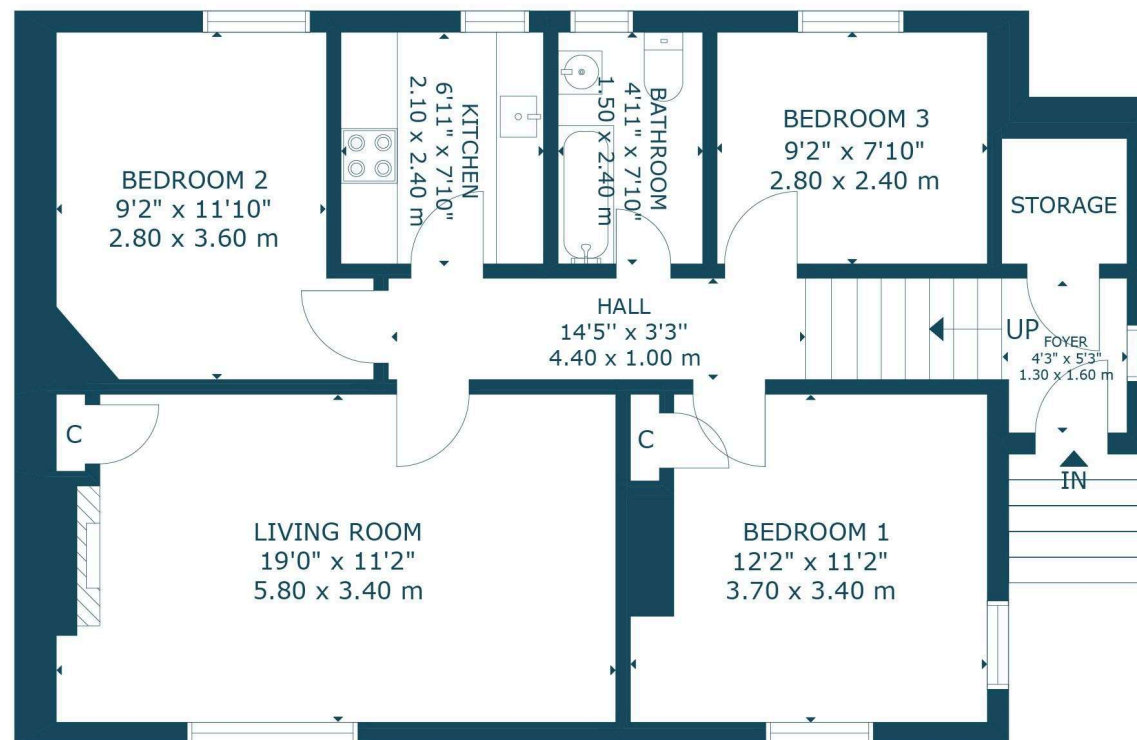
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FIRST FLOOR



377 CALDER ROAD, SIGHTHILL, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 797 SQ FT / 74 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.