



GILSON GRAY

LAW • PROPERTY • FINANCE

12/11 CALDER GROVE

Sighthill, Edinburgh, EH11 4NA



Set on the second floor of an established development with residents' off-street parking and communal garden grounds, this spacious flat boasts attractive contemporary interiors comprising two equally spacious double bedrooms, a versatile box/dressing room, a bathroom, and a bright reception room open to a stylish well-appointed kitchen with a breakfast bar. The flat's peaceful suburban setting promises wonderfully leafy views and excellent transport connections, with proximity to the bypass and local bus/rail services into the city centre.

Extras: All fitted floor and window coverings and light fittings are included.



FEATURES

- Peaceful setting with leafy views
- Thoughtful stylish interiors
- Second-floor flat in established development
- Secure communal entrance stairs
- Entrance hall with storage
- Bright living/dining room, open-plan to:
- Kitchen with four-seater breakfast bar
- Two good-sized double bedrooms
- Versatile box/dressing/utility room
- Bathroom with shower-over-bath
- Neatly lawned communal gardens
- Residents' off-street parking
- Gas central heating and double glazing







"THE FLAT'S PEACEFUL
SUBURBAN SETTING ENJOYS
WONDERFUL LEAFY VIEWS
AND GOOD TRANSPORT
LINKS INTO THE CITY CENTRE
AND BEYOND"





EPC RATING:



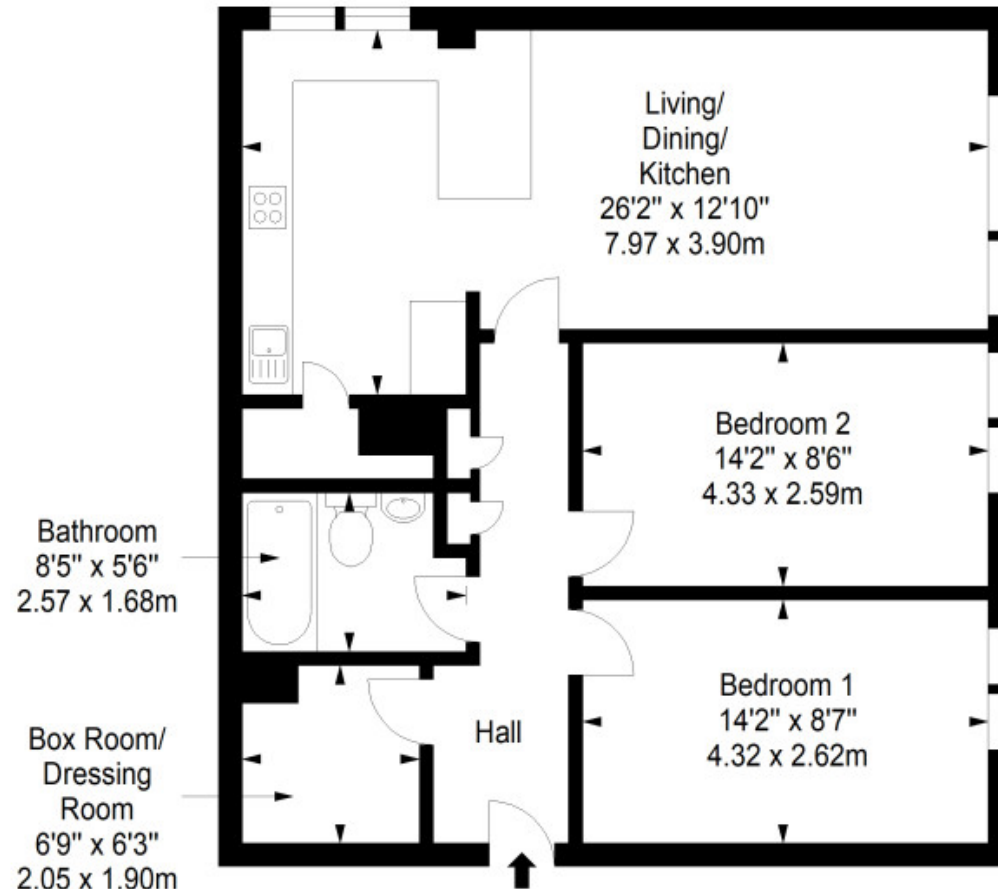
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Second Floor

Approx. 69.6 sq. metres (749.2 sq. feet)



Total area: approx. 69.6 sq. metres (749.2 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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