



3 Calder Road

Stenhouse, Edinburgh, EH11 3PF



VMH ESTATE AGENTS



Extended, 5 bedroom, semi-detached family home close to local amenities.

- Sitting room
- Family room/bedroom 5
- Kitchen/dining room
- Utility room with WC
- 4 doubled bedrooms
- Bathroom with 4 piece suite
- Private rear garden
- Multicar driveway to the front
- Excellent location close to local amenities
- Gas central heating & double glazing



Offers Over: £345,000

EPC Rating: D

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Located in Stenhouse to the west of the city centre this extended, 5 bedroom semi-detached family home offers spacious and flexible accommodation.

The property is well presented with modern fittings and underfloor heating in both the kitchen and bathroom, and attractive decor throughout. Further benefits include gas central heating and double glazing.

Externally there is a spacious driveway to the front and a private garden with patio and shed

Extras

To include all carpets and fitted floor coverings, curtains and blinds, the double oven, gas hob, dishwasher, washing machine and tumble dryer.





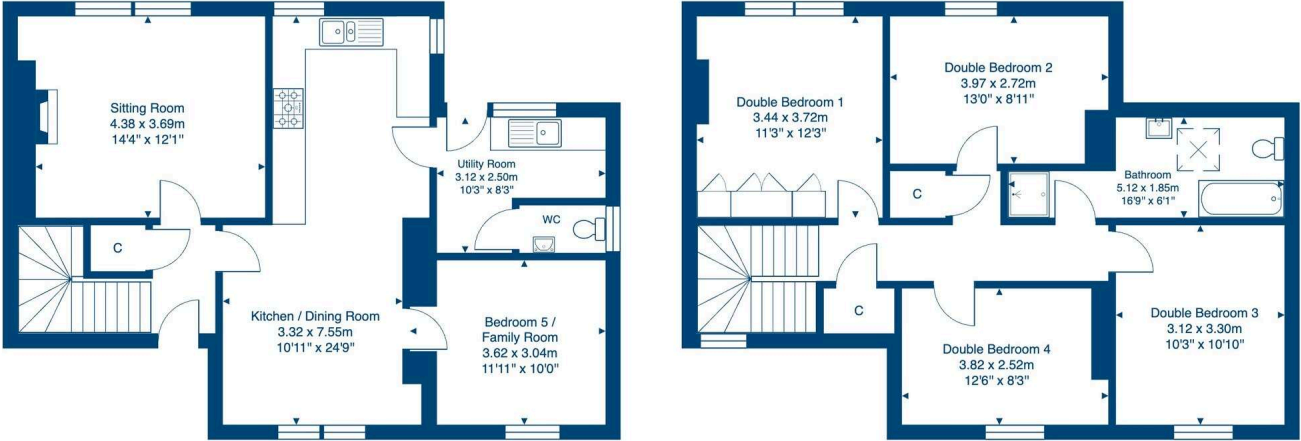
Location

Stenhouse is an established residential area with ample local amenities, and offers easy commuting into Edinburgh City Centre with the city bypass also quickly accessible. Stenhouse Primary school is within close proximity, along with local convenience shops. Large supermarkets include Sainsbury's, which is just a 10-minute walk away, Asda at Edinburgh Corn Exchange and Tesco at Corstorphine are a short drive from the property. The Gyle with its high-street stores and supermarkets, can also be easily reached by car. Outdoor pursuits include walking and cycling along the Water of Leith and strolls in Saughton Park, which offers a playground, skate park, games areas, rose garden and cafe. Frequent public transport offers travel throughout the city, including the new tram network, with two stops close by.



Floor Plan

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Ground Floor

First Floor

Total Area: 139.3 m² ... 1500 ft²
 All measurements are approximate and for display purposes only.





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