

**9/4 Calder Place
Edinburgh EH11 4LR**

Offers Over £120,000

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, induction hob, electric oven and white goods included in the sale
- Two double bedrooms
- Large box room
- Shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Drying area/store in stairwell

Council Tax Band: A

Tenure: Freehold

Shared Ownership: No



Flat

This well-presented two-bedroom flat offers superb accommodation and would be ideal for a young professional, first-time buyer, or investor. Early viewing is highly recommended to avoid disappointment.

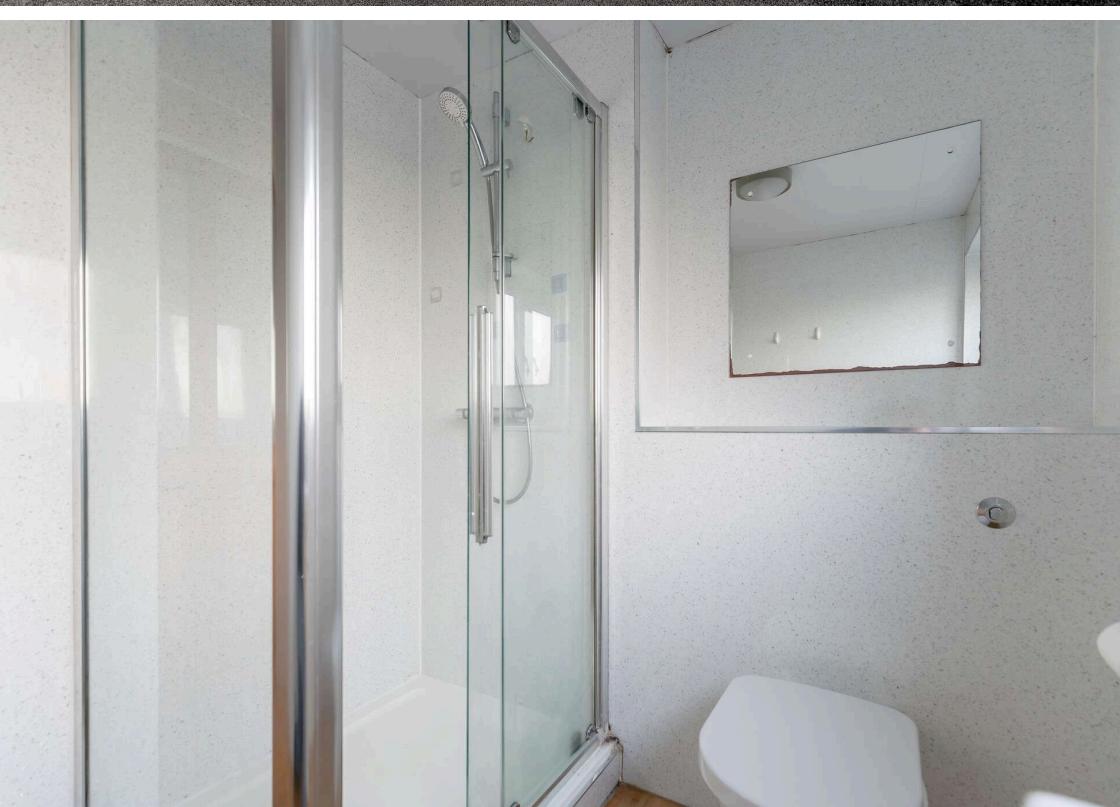
The accommodation comprises a spacious living/dining room, providing an excellent setting for entertaining friends and family. The modern kitchen is fitted with a range of floor- and wall-mounted units and includes an induction hob, electric oven, and white goods, all of which are included in the sale. There are two generous double bedrooms, along with a large box room that would be ideal as a home office or guest room. The stylish shower room is fitted with a contemporary two-piece suite and a mains-powered walk-in shower. Further benefits include gas central heating and double glazing throughout for maximum energy efficiency. The property also enjoys a large store/drying area within the stairwell, and free on-street parking is readily available.

Please Note: No warranties give for systems

Located in the residential district of Wester Hailes, southwest of Edinburgh's city centre, the property enjoys convenient access to local amenities. The nearby Westside Plaza & Shopping Centre features a library, newsagent, Odeon cinema, and a range of shops, including a Lidl supermarket. For leisure, the Wester Hailes Education Centre offers excellent facilities, including a large swimming pool. Families benefit from a variety of nearby primary and secondary schools, with Edinburgh College, Napier University's Sighthill campus, and Heriot-Watt University easily accessible for higher education. The area is well-served by public transport, with frequent bus services and a local train station providing direct connections to the city centre and beyond. For drivers, the City Bypass is only a short drive away, offering quick access to the M8, M9, and A1 motorways.

Viewing by appointment on 0131 337 1800





Calder Place,
Edinburgh,
Midlothian, EH11 4LR

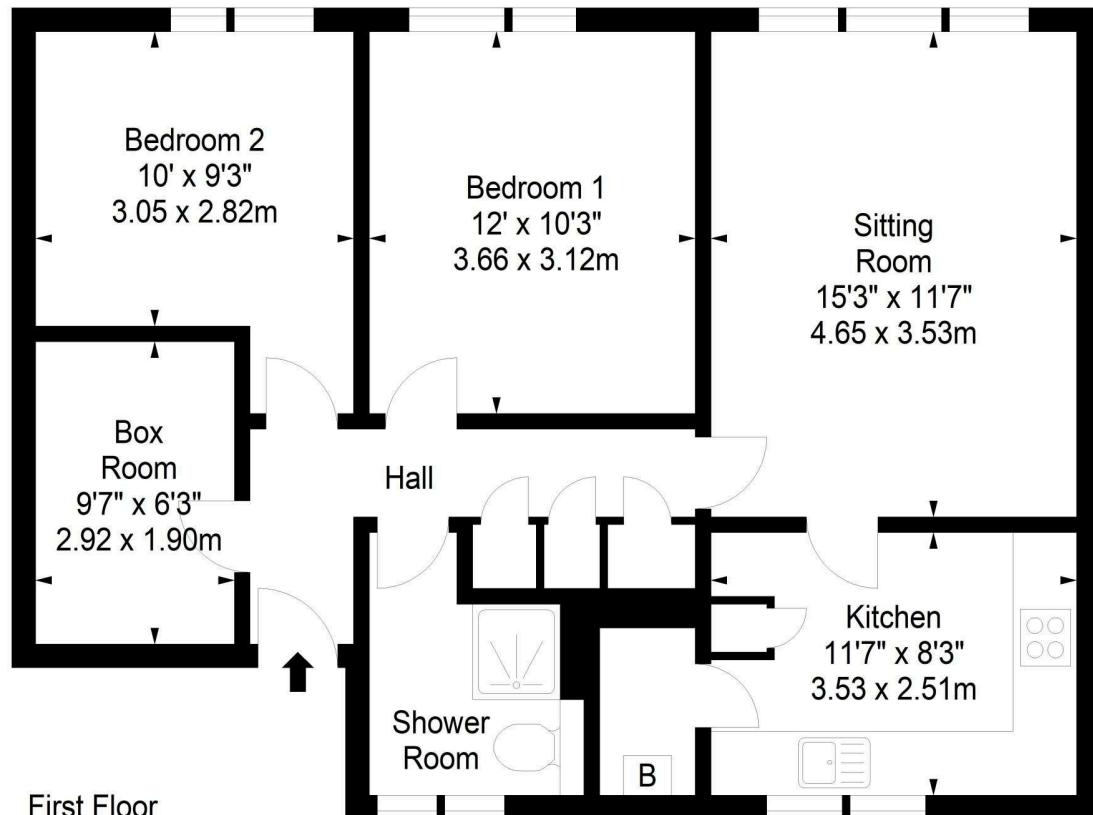


Approx. Gross Internal Area

736 Sq Ft - 68.37 Sq M

For identification only. Not to scale.

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