

**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



1



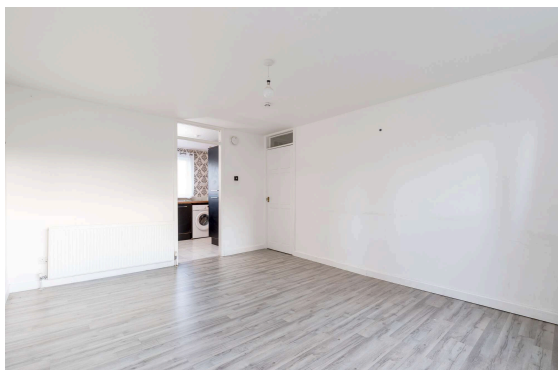
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EPC C



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.

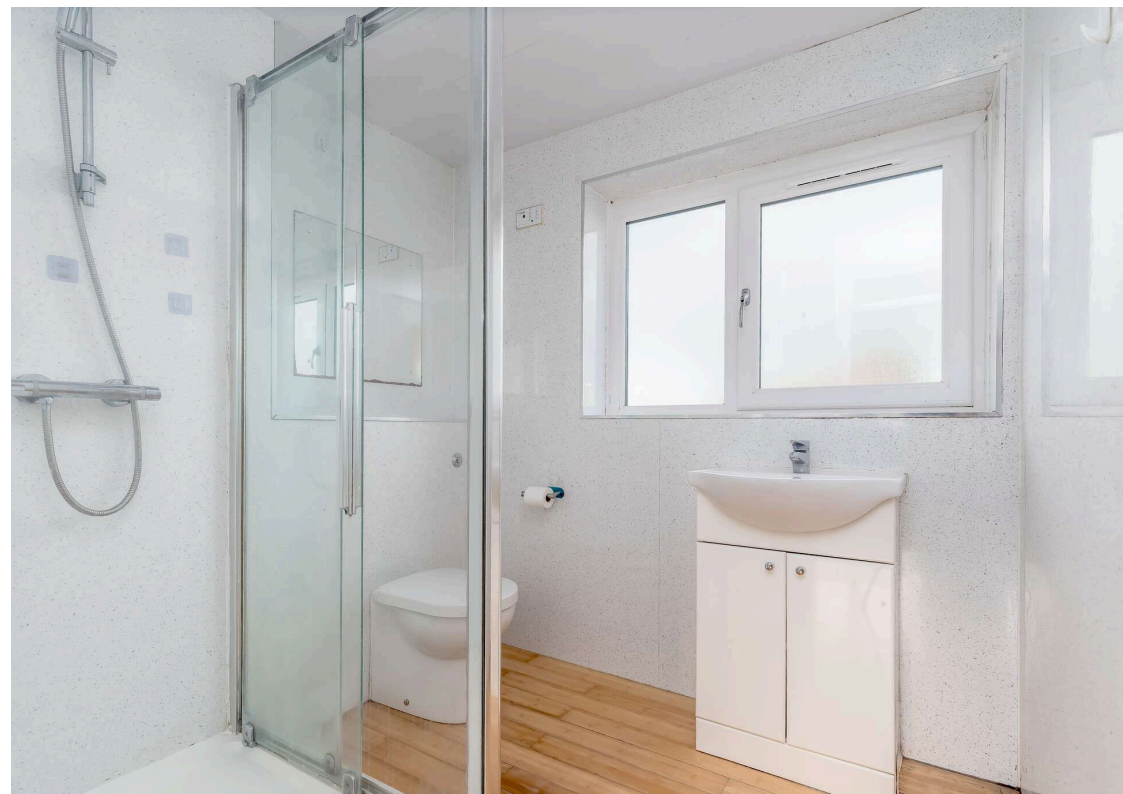
The accommodation comprises a spacious living/dining room, providing an excellent setting for entertaining friends and family. The modern kitchen is fitted with a range of floor- and wall-mounted units and includes an induction hob, electric oven, and white goods, all of which are included in the sale. 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 given 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

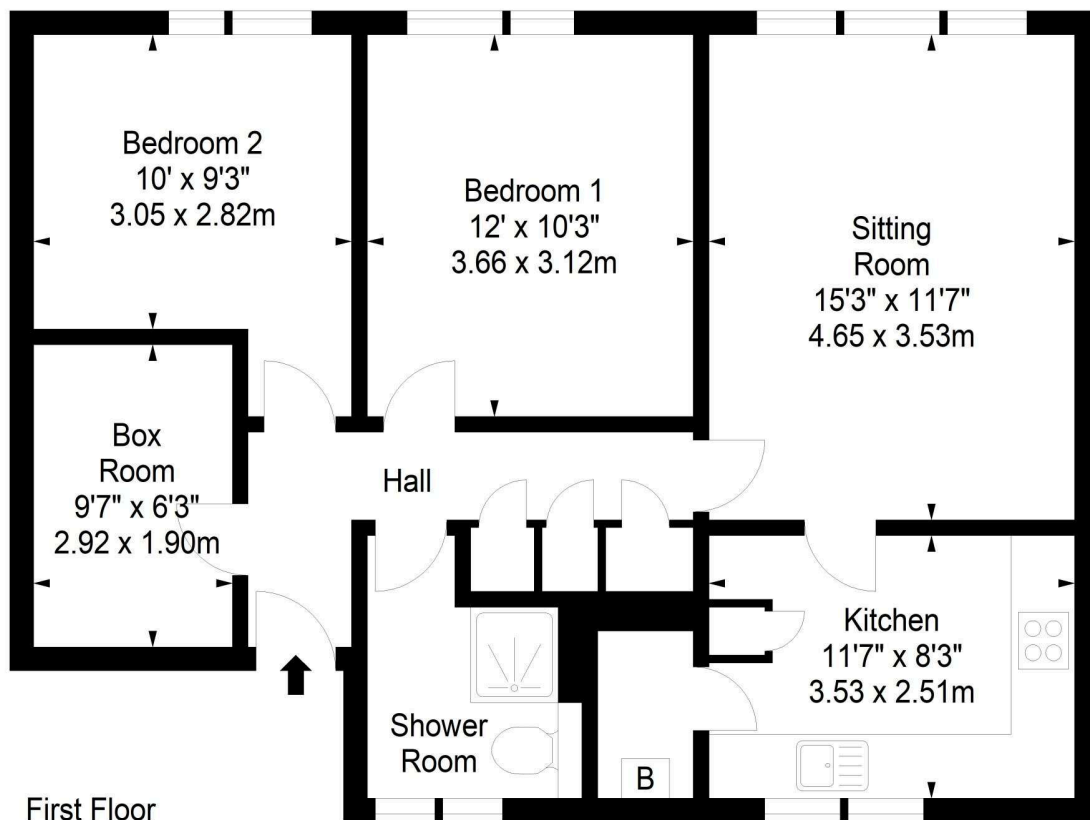
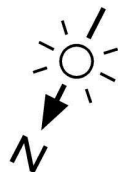




**Calder Place,
Edinburgh,
Midlothian, EH11 4LR**



Approx. Gross Internal Area
736 Sq Ft - 68.37 Sq M
For identification only. Not to scale.
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