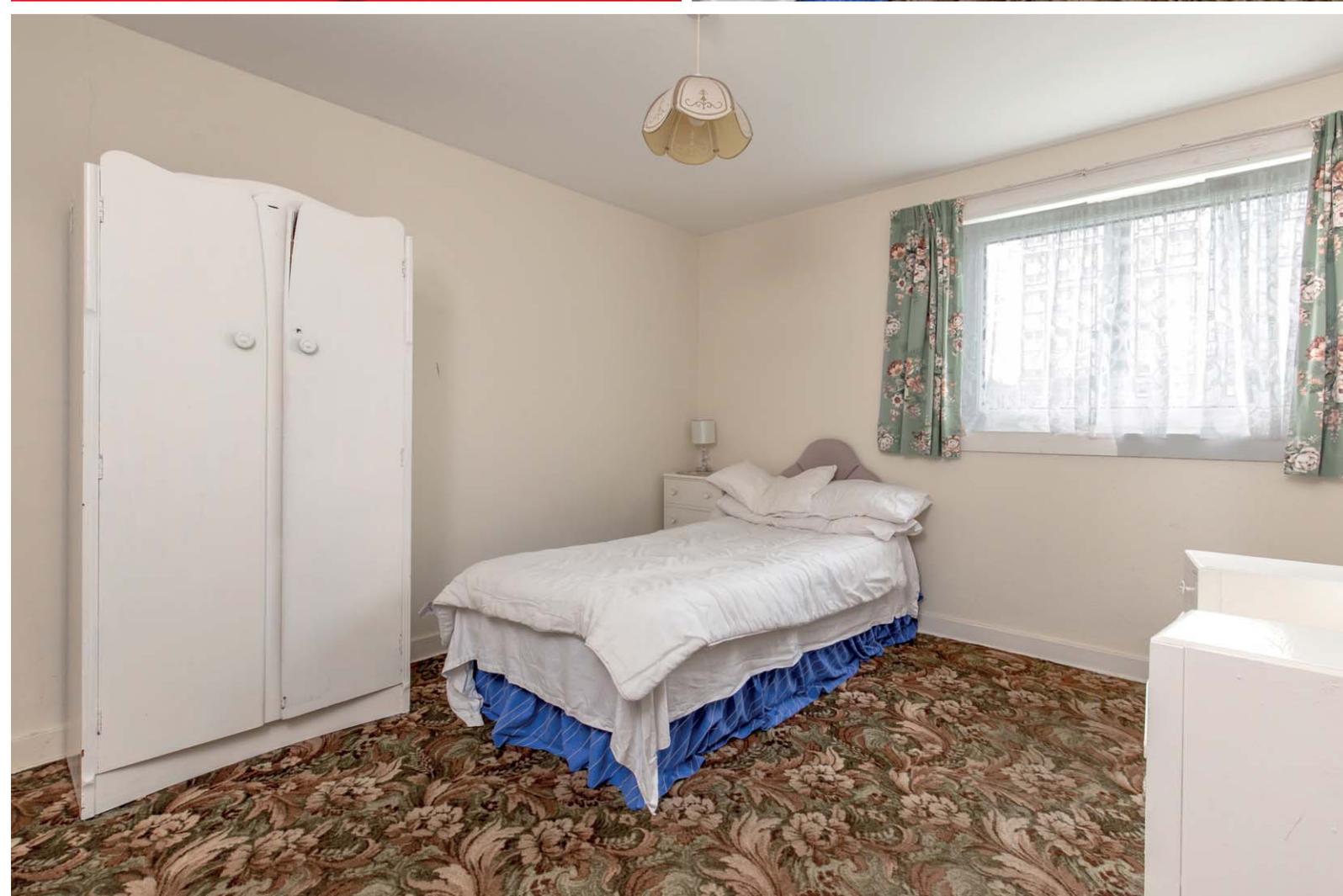




22/1 Calder Drive
Sighthill, Edinburgh EH11 4LS

- Hallway
- 2 Double Bedrooms
- Bathroom
- Living Room
- Kitchen
- Gas Central Heating
- Double Glazing
- Secure entry phone system
- EPC Rating: D
- Council Tax Band: A





Well proportioned two bedroom ground floor flat forming part of an established residential area to the West of Edinburgh City Centre. The property requires some cosmetic upgrading and modernisation internally, however, the rooms are well-proportioned and a very good size.

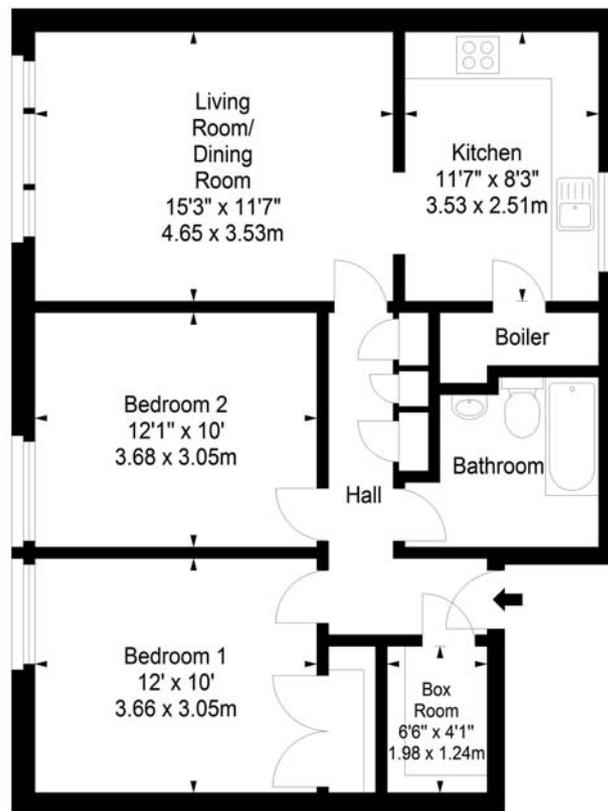
The accommodation comprises:- hallway with excellent storage; master bedroom with inbuilt wardrobes overlooking shared grass area; second double bedroom or dining room; spacious living room with lovely leafy outlook; bright kitchen with base and wall mounted units; and family bathroom with WC, bath and wash-hand-basin. Furthermore, the property benefits from shared garden grounds as well as ample residents parking. It also has gas central heating and double glazing.

The popular residential area of Sighthill provides a good range of convenient local shops to meet day to day needs and is ideally placed for easy access to Edinburgh City Bypass which links to major motorway networks, the Queensferry Crossing and Edinburgh International Airport. There is excellent public transport available including a frequent bus service as well as Wester Hailes railway station, the latter of which provides just a 15-20 minute journey into Central Edinburgh. Hermiston Gait and the Gyle Shopping Centre are also nearby and offer a fantastic range of retail shops and supermarkets including Tesco, Morrison's and Marks and Spencer's. Education is served-well in the area with schooling for all age groups available within close proximity as well as further education at nearby Stevenson College, Napier and Heriot-Watt University campuses. Leisure and recreational facilities are available locally and include Baberton Golf Course, the newly refurbished 'Odeon Luxe' multi-screen cinema, Wester Hailes swimming pool and lovely walks along The Union Canal.

Calder Drive, EH1 14LS



Approx. Gross Internal Area
730 Sq Ft - 67.82 Sq M
For identification only. Not to scale.
© SquareFoot 2018



Ground Floor

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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