

FOR SALE



adamslaw



409 Calder Road,
Edinburgh EH11 4AL



TWO BEDROOM GROUND FLOOR FLAT

Offers Over £155,000



Description

A rare opportunity has arisen for this two-bedroom lower villa flat in the Sighthill area of Edinburgh. Ideal for first time buyers, a young family or a buy to let investor, the property could benefit from some upgrading.

The spacious living area overlooks the private front garden. The living area has wood flooring that continues throughout the kitchen, hall and bedrooms.

There is a fitted hob and oven in the kitchen where the boiler is also located. The free standing washing machine is included in the sale. There is a useful storage/utility cupboard leading off the kitchen area.

The bathroom comprises a three-piece bathroom with a mains shower and tiling.

There are two good sized double bedrooms which will allow various configurations for furniture etc. In addition there are large, private front and back gardens. The front garden is north facing and very private. The rear garden is south facing benefiting from the sun most of the day.

The property benefits from on-street free parking, has full double glazing, and a gas combination boiler.

There are excellent connections to the city of Edinburgh, Edinburgh Airport, and surrounding areas.

Key Features

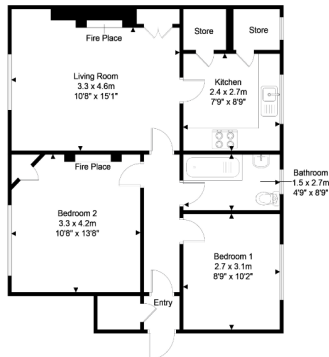
- 2 Double Bedrooms
- Lounge
- Bathroom
- Kitchen
- Double Glazed Windows
- Gas Central Heating
- Private Garden

EPC rating is D. Council Tax band is C

The description of properties on the website do not form part of any offer and all statements and photographs are for illustrative purposes only and not guaranteed. Buyers must satisfy themselves on the accuracy and authenticity of the property as listed.



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Approximate Gross Area
63 sq m / 678 sq ft



Ground Floor



Disclaimer: This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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