

310 Calder Road
Sighthill
Edinburgh
EH11 3TB





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Spacious mid-terraced villa located in a popular residential area. Sighthill is located approximately five miles west of the City Centre and features a great range of local amenities including shops and services, a medical centre and a library, together with a choice of retail and leisure facilities at Westside Plaza and The Gyle Shopping Centre. and excellent public transport links across Edinburgh and beyond.

Sighthill is popular with families, young professionals and students alike and is home to Edinburgh College and Edinburgh Napier University campuses and is also just five minutes' drive from Heriot Watt University. Nursery and primary schooling is provided at Murrayburn Primary School with secondary education available at Forrester High School. In addition to a large network of bus routes, residents can walk or cycle into the City Centre along the Union Canal walkway.



For travel further afield, nearby Wester Hailes and Edinburgh Park train stations offer fast and frequent routes to Glasgow and across West Lothian and Stirlingshire. Sighthill also offers convenient access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

Internally the property is in fair decorative order and benefits from gas central heating, double glazing and good storage facilities. A large attic provides excellent additional storage space. The integrated kitchen appliances are included in the sale together with all fitted blinds.

Private front and rear gardens. Unrestricted on-street parking.



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Property Details

- Entrance Vestibule with built in cupboard.
- Hall with carpeted staircase to upper floor. Large built-in cupboard. Additional under stair cupboard.
- Bright Living Room with twin windows to front. Feature fireplace with electric fire. Display recess with mirror and cupboards below.
- Fitted Kitchen with matching wall and base units. The free-standing electric cooker is included in the sale together with the washing machine and fridge/freezer. Ample worksurfaces with stainless steel sink with drainer and tiled splashback. Door to garden.
- Double Bedroom / Dining Room with window to rear overlooking garden.

Upper Floor

- Landing with window to front. Attic access hatch. Built in airing cupboard.
- Large Double Bedroom with twin windows to front. Built in cupboard with double doors. Built in wall press.
- Further good-sized Double Bedroom with twin windows to rear overlooking garden. Two built in cupboards.
- Family Bathroom with white three-piece suite comprising bath with electric shower above (not in working order) and shower screen, wash hand basin and WC. Mirror. Frosted window to rear.







EXTERNAL

The front garden features a good-sized lawn bordered by an attractive array of established plants and shrubs.

The rear garden is fully enclosed and features a patio with space for garden furniture and a lawn bordered with decorative stones for ease of maintenance. The garden shed is included in the sale.

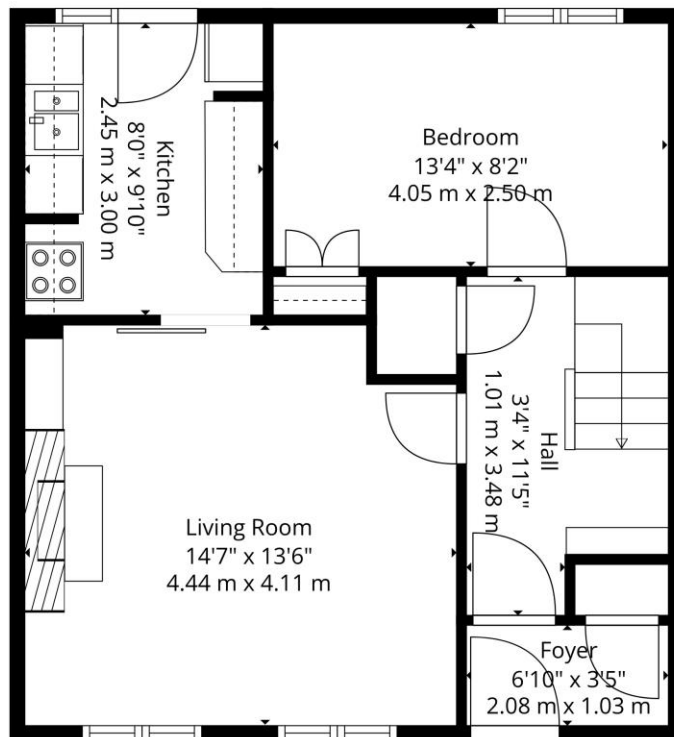


Energy Performance Rating: C

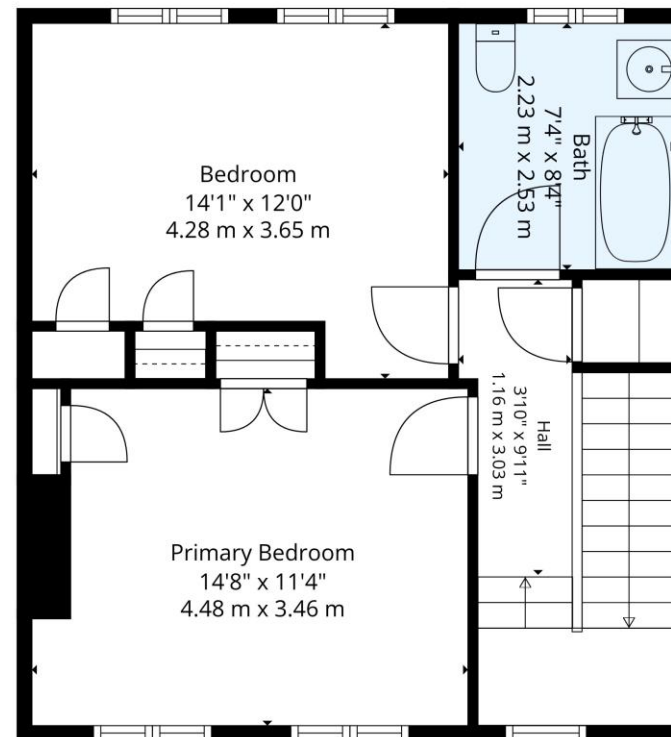
Council Tax Band: B







Ground Floor



First Floor

Total: 1028 sq. Ft, 96 m2
 Ground Floor: 514 sq. Ft, 48 M2, First Floor: 514 sq. Ft, 48 m2
 Excluded Areas: Walls: 68 sq. Ft, 6 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

