

415 CALDER ROAD
SIGHTHILL, EDINBURGH, EH11 4AL

CURRAN & CO
PROPERTY



415 CALDER ROAD
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OFFERS OVER £170,000



'415 Calder Road is an exceptionally bright and spacious main door upper flat, boasting an expansive private South-facing garden and pleasant views'

- Quiet Residential Setting
- Living/Dining Room
- Kitchen with Ample Storage
- Two Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Private Garden & Unrestricted Street Parking
- Ideal First Time Buy or Investment



Description

Situated on a quiet residential street in popular Sighthill, 415 Calder Road is an exceptionally bright and spacious two bedroom main door upper flat. Boasting an expansive private South-facing garden and pleasant views, this superb property would make an ideal first time purchase or investment.

The accommodation, which has recently been fully redecorated, comprises: entrance vestibule; stair leading to the hallway which has access to a sizeable attic space; spacious living room with ample space for a dining table and chairs; well-equipped kitchen with windowed cupboard housing the fridge/freezer

and recently installed combi boiler, walk-in sized storage cupboard (formerly the coal store), base and wall-mounted units, integrated electric oven and hob, and free-standing washing machine; double bedroom 1 with storage cupboard; double bedroom 2; and fully-tiled bathroom with shower over the bath. The property benefits from gas central heating and double glazing throughout.

Externally there is an expansive South-facing rear garden accessed via a shared path, and unrestricted on-street parking to the front of the property.

Extras

Extras to be included in the sale are all carpets and floorcoverings, blinds, and kitchen appliances.

EPC Rating

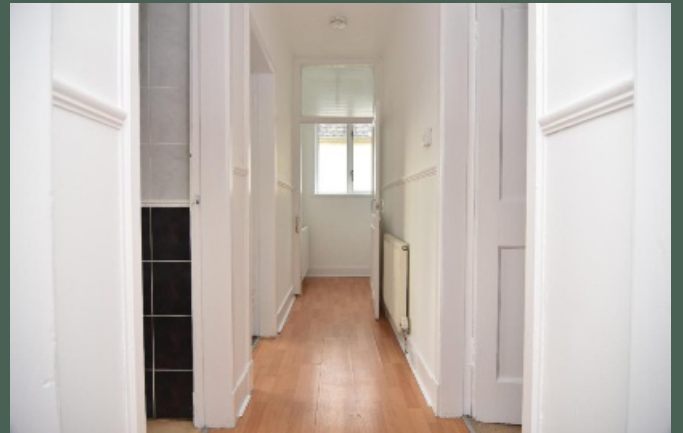
The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band C.

Viewing

Viewing is by appointment. Please contact our office to arrange.





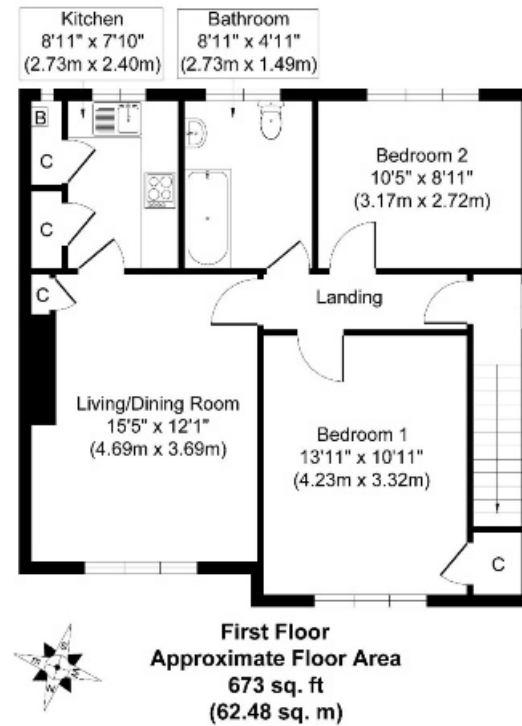
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.