

# 5/1 Calder Grove

EDINBURGH, EH11 4NB



*This three-bedroom flat is in a great location and has transport links to the city centre*



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McEwan Fraser Legal is delighted to present this three-bedroom flat in Sighthill. The property is currently tenanted and is a great investment opportunity. The flat is in a great location and has transport links to the city centre.

# THE LIVING ROOM



Inside, the property comprises a spacious living room with a large window letting in lots of natural light and a fully equipped kitchen with ample storage space and cupboard space.



# THE KITCHEN







There are three double bedrooms and one family bathroom with a large corner bath.

# THE BATHROOM





# BEDROOM 1





# BEDROOMS 2 & 3





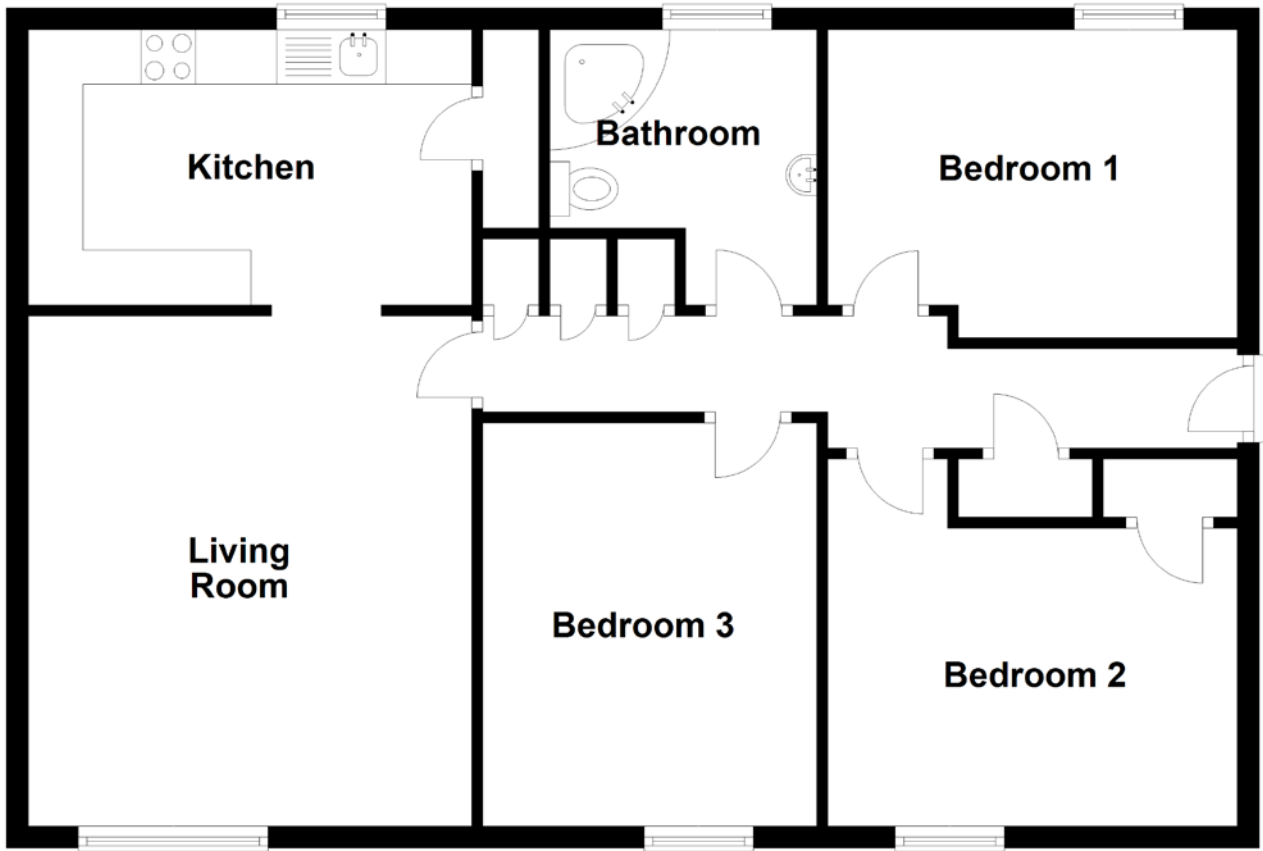
In addition, the property includes non-allocated parking. This is a rare opportunity to acquire such a great investment opportunity in a fantastic location.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

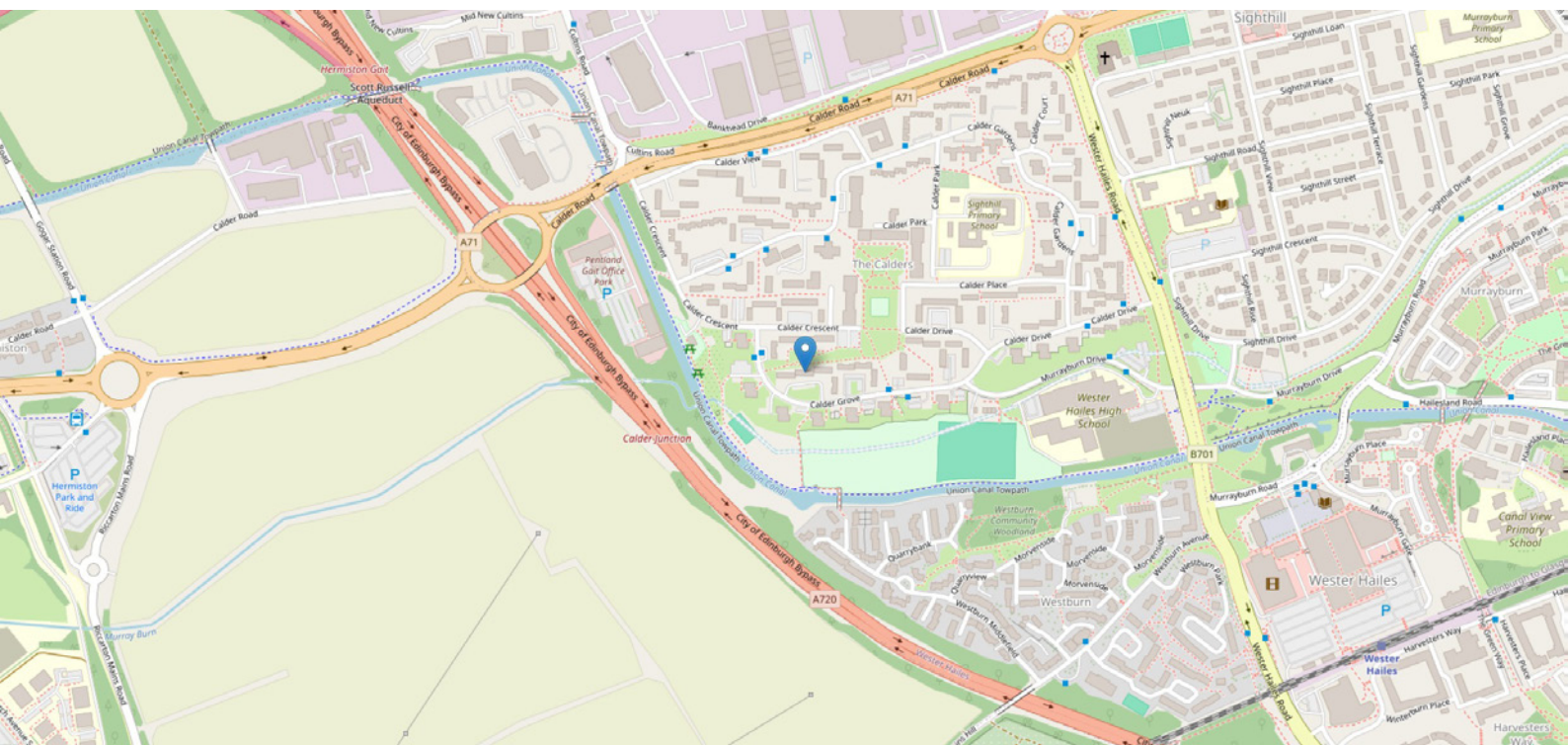


Approximate Dimensions (Taken from the widest point)

Living Room 4.67m (15'4") x 4.06m (13'4")  
 Kitchen 4.06m (13'4") x 2.52m (8'3")  
 Bathroom 2.52m (8'3") x 2.44m (8')

Bedroom 1 3.75m (12'4") x 2.82m (9'3")  
 Bedroom 2 3.75m (12'4") x 3.36m (11')  
 Bedroom 3 3.69m (12'1") x 3.06m (10')

Gross internal floor area (m<sup>2</sup>): 83m<sup>2</sup> | EPC Rating: C





# THE LOCATION

The property for sale is located in a western district of the city. The area is well served by an excellent range of local amenities including shopping, transport, education and recreational facilities. The Wester Hailes Shopping Centre, which is approximately a ten-minute walk from the property, offers an excellent range of shops and a supermarket to serve all your necessary requirements.







The Wester Hailes Educational Centre, which again lies in close proximity to the property, offers an excellent range of recreational facilities such as a swimming pool, badminton and squash courts. Local schooling can be found within walking distance both at primary and secondary levels and regular bus services run to and from the city centre and surrounding area.

The Edinburgh city bypass is only a stone's throw away from this property, providing commuters with easy access to all major routes.



**McEwan Fraser Legal**

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