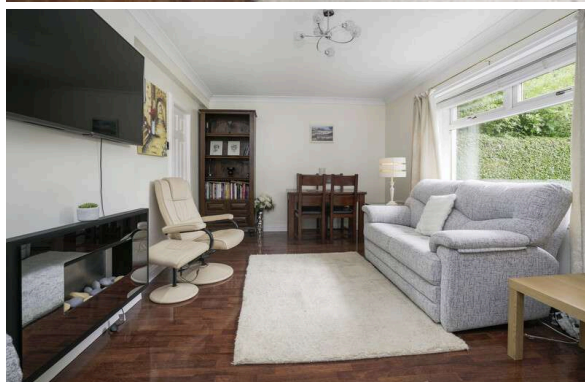




48 Calder Road
SAUGHTON | EDINBURGH | EH11 3PB


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solicitors & estate agents



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Well presented end of terrace villa occupying a generous plot in an established residential area in Saughton. Due to the non-standard construction type, the property won't be suitable for mortgage lending. It represents a fantastic opportunity to acquire a spacious family home. The property boasts three double bedrooms, a spacious reception room, modern fitted kitchen with appliances, gas central heating and double glazing, plus generous gardens and access to unrestricted on street parking.

- Not suitable for mortgage lending
- Spacious end of terrace villa
- Well presented accommodation
- Bright living/ dining room
- Modern fitted kitchen with appliances
- Three double bedrooms, two with fitted wardrobes and one with en-suite wc
- Shower room with mains shower, toilet, and vanity sink unit
- Gas central heating and double glazing
- Enclosed front and rear gardens
- Rear patio seating area
- Ample unrestricted on street parking

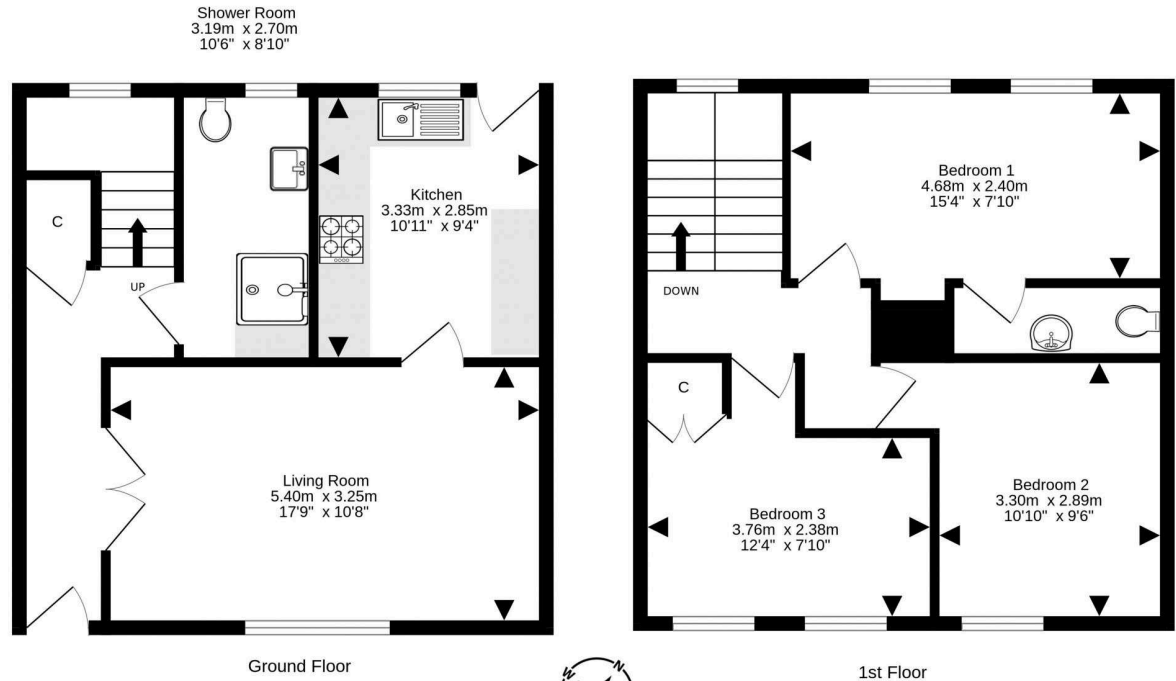
All curtains, fixtures and fittings and kitchen appliances will be included in the sale. Items of furniture are available by separate negotiation. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the ever popular Saughton area of Edinburgh, which lies to the west of the City Centre. The flat is well positioned to take advantage of shops serving the local community, with additional shops and services to be found at nearby Gorgie or Corstorphine, whilst The Gyle shopping complex is also within easy reach. Sainsburys, Asda and Aldi all have stores in the surrounding area. Sports enthusiasts are well catered for, with Carrick Knowe Golf Course and Murrayfield Stadium in the vicinity, plus Saughton Public Park right across the road with its playing fields, athletics track and the biggest skate board park in Scotland. An efficient public transport network is on hand, including regular buses running to other parts of town and a tram stop at nearby Balgreen which runs from the airport to Newhaven. A short drive westwards allows access to the City Bypass and main motorway networks.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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