



183 Calder Road
PARKHEAD | EDINBURGH | EH11 4RA


warners
solicitors & estate agents



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Immaculately maintained three-bedroom double upper villa, nestled in the sought-after Parkhead neighborhood. Boasting a private garden to the rear and driveway accommodating two cars to the front, this property is ideal for first-time buyers, young professionals, and families. Inside, the home is tastefully decorated and offers flexible living spaces. A welcoming entrance staircase leads to the first-floor landing, where you'll find a bright and spacious living room featuring a stylish mantelpiece. The modern fitted kitchen includes integrated appliances, walk in storage, utility area and lovely views to the Pentlands. There are two double bedrooms, one with built in storage and a contemporary family bathroom with mains shower over the bath completes the accommodation on this level. On the second floor, you'll find an upper landing with a linen cupboard and a double bedroom with lovely rooftop views to the front, Pentland views to the rear and built in eves storage. Outside, the property offers generous garden grounds to the rear with decking and lawn areas, shed and summer house.

- Well presented double upper with lovely views
- Spacious living/dining room with feature fireplace
- Good sized modern fitted kitchen with utility area
- Two double bedrooms on first floor
- Spacious upper bedroom with rooftop views and over to the Pentlands
- Gas central heating and double glazing
- Good storage options throughout
- Private rear garden with decking and lawn areas
- Shed
- Driveway

EPC Rating D

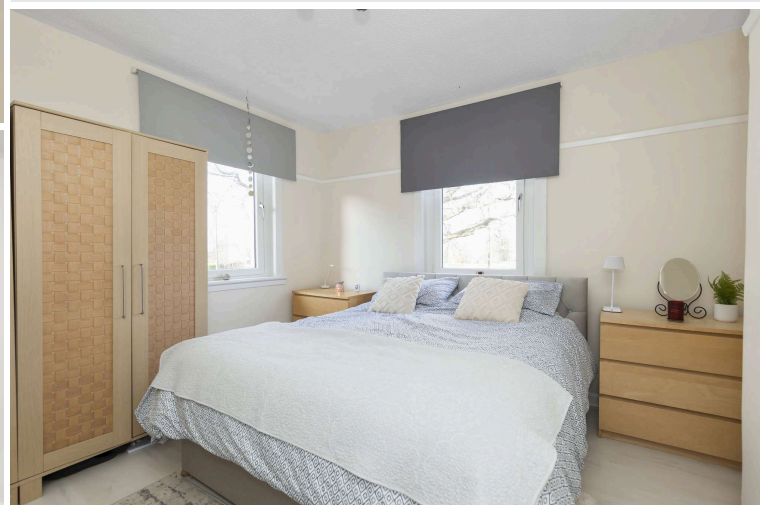
Council Tax Band C

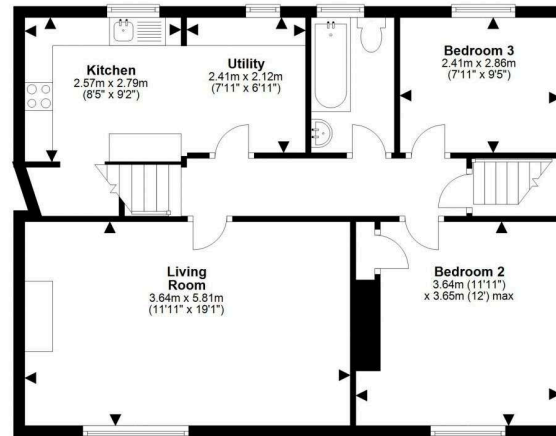
Extras include wardrobe, table and bed in upstairs bedroom,, fridge/freezer, washing machine , all blinds and shed.

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

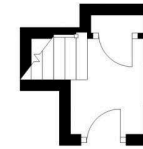


Parkhead is a mature and popular area of Edinburgh close to both Edinburgh College and the Sighthill Campus of Napier University. A good variety of shops serves the local community with more extensive retail opportunities available at the Gyle and Hermiston Gait retail parks. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. Edinburgh City Bypass and the M8, M9 and M90 motorway networks are also within easy reach. The area is also convenient for those connected with the Edinburgh Business Park and the Royal Bank Headquarters at Gogar.

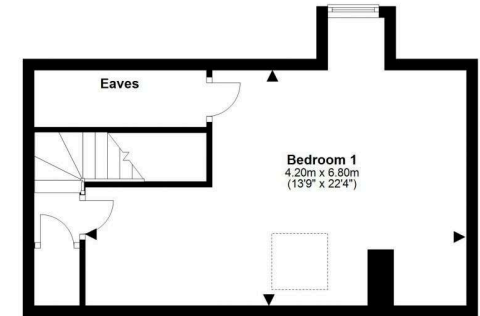




First Floor



Ground Floor



First Floor

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