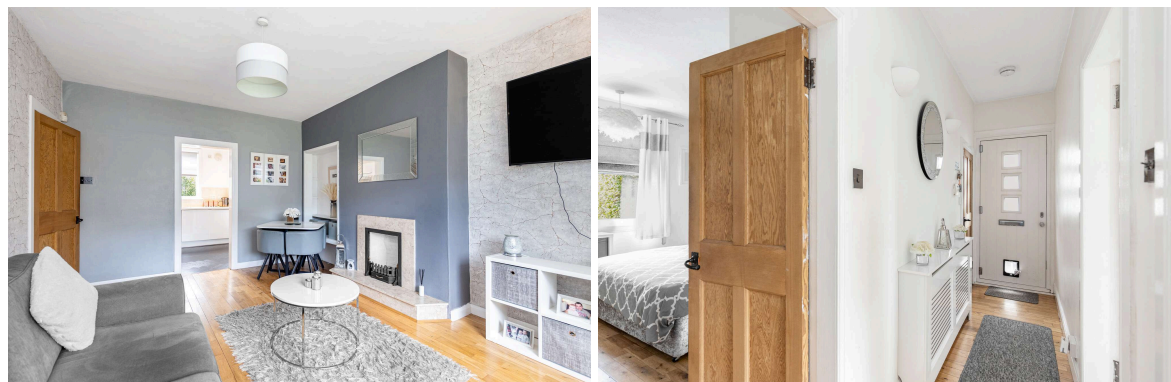




411 Calder Road
SIGHTHILL | EDINBURGH | EH11 4AL


warners
solicitors & estate agents



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Warners are delighted to present this beautifully presented two-bedroom lower villa, set within the popular Sighthill area of Edinburgh. Offered to the market in true walk-in condition, this stylish home is perfect for first-time buyers, young families, or those looking to downsize, while also benefiting from excellent transport links into the city and beyond.

Inside, the accommodation is both bright and spacious. The welcoming lounge overlooks the private front garden and offers ample space for a variety of furniture layouts. Rich real wood flooring flows seamlessly through the living room, hallway, and main bedroom, adding warmth and character.

The modern kitchen, accessed directly from the lounge, has been finished to a high standard with sleek cabinetry, quality worktops, and integrated appliances including a washing machine and dishwasher. A separate utility/storage cupboard offers valuable additional space.

The property boasts two generously sized double bedrooms, both offering flexible options for layout and use. The contemporary three-piece bathroom is immaculately finished with mains shower, full tiling, underfloor heating, and the added benefit of electric charging points.

Externally, the property truly impresses with large private gardens to both the front and rear. The north-facing front garden is particularly private, while the south-facing rear garden enjoys sunshine for most of the day, ideal for relaxing or entertaining.

Additional features include free on-street parking, full double glazing, and a newly installed gas combination boiler, ensuring modern comfort and efficiency. Given its immaculate condition, private outdoor space, and prime location, early viewing is highly recommended as this property is expected to attract strong interest.

- Walk-in condition throughout
- Bright lounge with real wood flooring
- Modern kitchen with integrated appliances
- Two spacious double bedrooms
- Large private front & south-facing rear gardens
- New combi boiler, double glazing & free parking

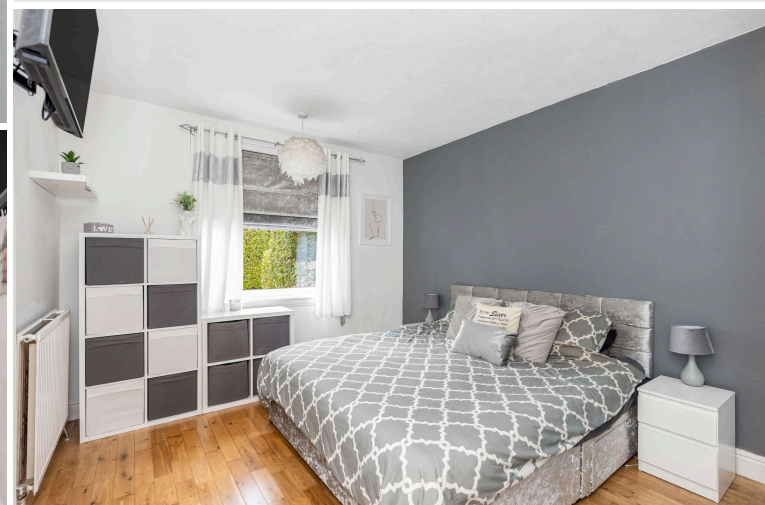
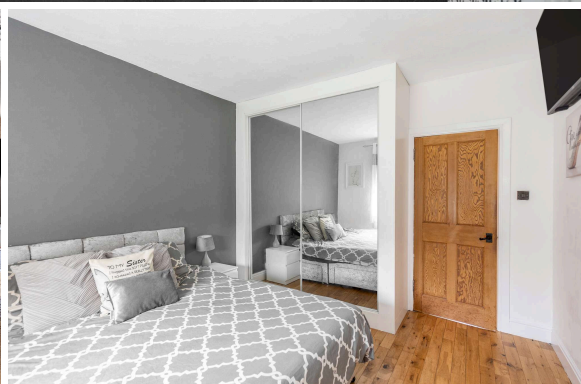
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

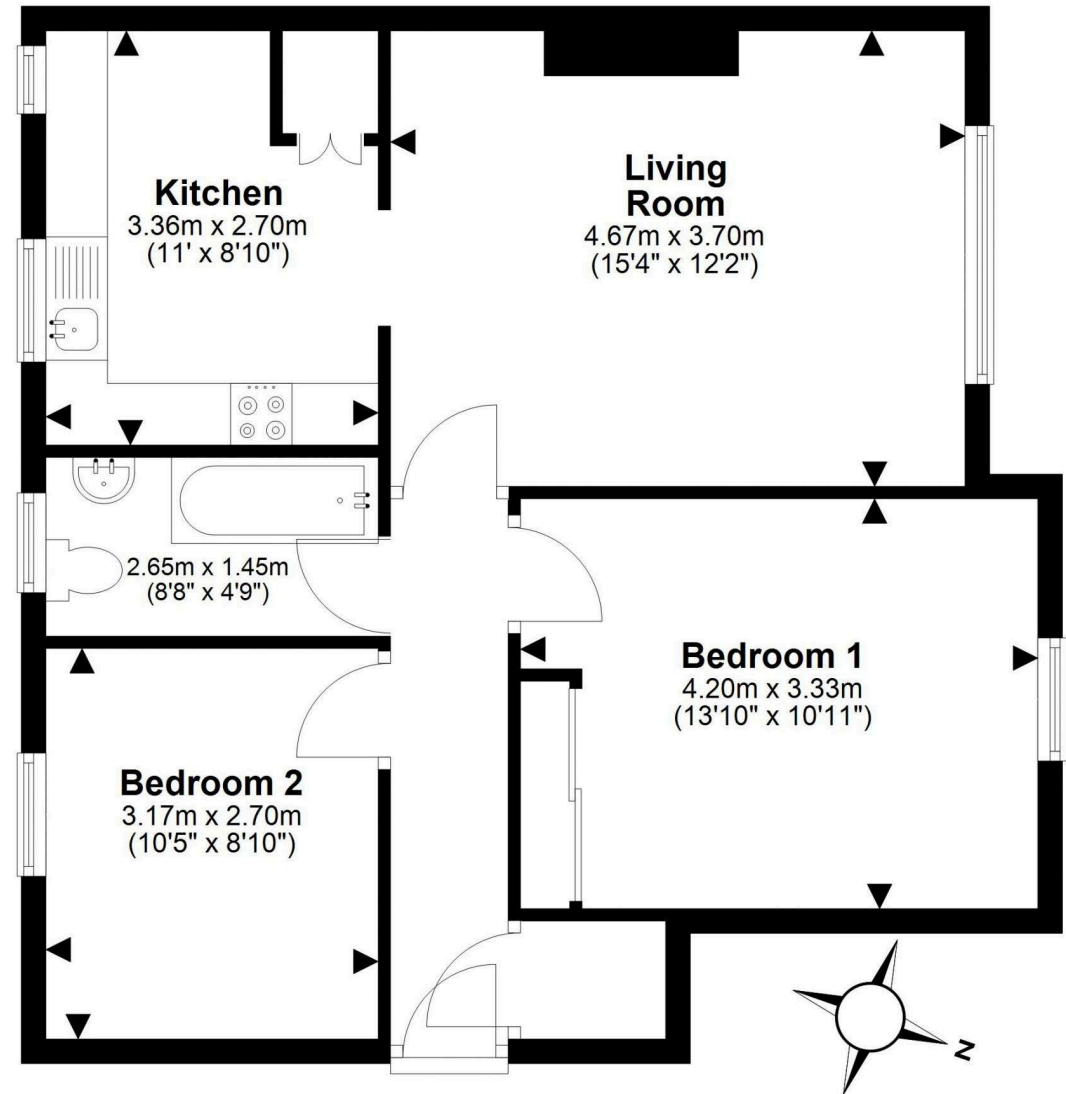


Energy Rating C. Council Tax band C.

Included in the sale will be the cooker, washing machine, dishwasher, blinds, and light fittings.

The subjects are located in the popular Sighthill area of Edinburgh, which lies to the west of the city centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops can be found at the Wester Hailes Centre, with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema. The impressive Gyle Complex can be easily accessed, as can the Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus on hand for the more mature student. The property is also well placed for those working at the Edinburgh Business Park and the Royal Bank Headquarters at Gogar. An efficient bus service operates to other parts of the city and the city bypass and main motorway networks are also within easy reach.





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