



- Main door ground floor flat in move in condition
- Beautifully presented
- Hall with 3 storage cupboards
- Twin windowed sitting room
- Stylish kitchen
- Double bedroom
- Attractive bathroom with shower over bath
- Gas central heating
- Double glazing
- Furniture & contents available

Offers Over : £105,000



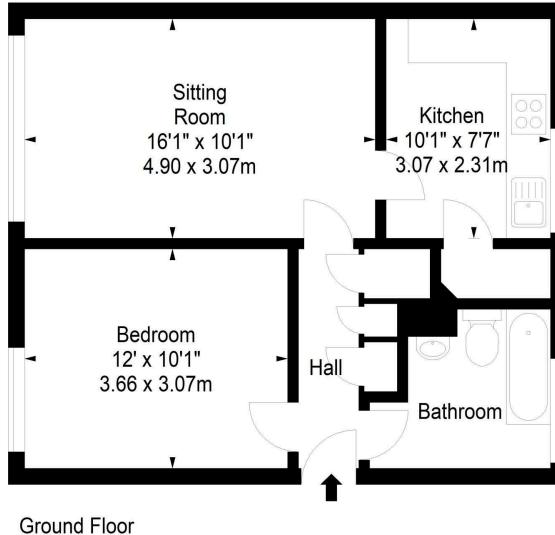




**Calder Gardens,
Edinburgh,
Midlothian, EH11 4JT**



Approx. Gross Internal Area
492 Sq Ft - 45.71 Sq M
For identification only. Not to scale.
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Extras

The fitted carpet, blinds, curtains & kitchen white goods are included. The furniture & contents are available. No warranty is given regarding the services, systems or any appliances



Buses

Calder Road - 25, 32, 34, 35, N25, N28, N35, X40



Shops

Calder Park convenience store, Sighthill Shopping Centre, Westside Plaza, Gyle Shopping Centre



Schools

Sighthill PS, St Joseph's RC PS, Wester Hailes HS, St Augustine's RC HS



Parking
On street



Council Tax Band - A



EPC - C



Factor
None



Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk

