



367 Calder Road, Edinburgh, EH11 4AJ

An immaculately presented two-bedroom lower villa of exceptional quality, featuring a private entrance and beautifully maintained gardens. Finished to an exacting standard throughout, this elegant home offers a superb opportunity for first-time buyers or those seeking a refined and easily managed residence. The property enjoys a highly convenient setting, well placed for an excellent range of local amenities as well as close proximity to Heriot-Watt University, Edinburgh Napier University and Edinburgh College.

The property benefits from gas central heating via a modern combination boiler, together with upgraded windows and doors installed in 2019. Externally, it is complemented by a well-tended private front garden incorporating a driveway, along with a low-maintenance, south-facing rear garden designed for ease of upkeep and outdoor enjoyment.

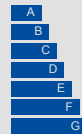
The accommodation is both stylish and well-proportioned, comprising an entrance vestibule housing the electrical board (the property was fully rewired in 2018), leading to a welcoming hallway with two deep storage cupboards. The contemporary kitchen is fitted with sleek, high-gloss handleless units, complemented by concrete-effect worktops and matching splashbacks, and is fully equipped with an induction hob, extractor hood, electric fan oven, fridge freezer and washing machine.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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The generously sized living room offers a bright and comfortable setting, enhanced by oak-style flooring and elegant corning. There are two well-proportioned double bedrooms, including a front-facing principal bedroom and a second bedroom with useful built-in shelved storage. The shower room is finished in a modern style, featuring low-maintenance wall panelling, a spacious corner shower enclosure with electric shower, pedestal wash hand basin, WC, heated towel rail and luxury vinyl tile flooring.

Location

Parkhead lies approximately four miles west of Edinburgh's city centre and is well regarded for its excellent connectivity and local amenities. Nearby retail options include Hermiston Gait Retail Park, The Gyle Shopping Centre, Westside Plaza and a Sainsbury's supermarket at Longstone. The property is particularly well positioned for access to Heriot-Watt University, Edinburgh Napier University and Edinburgh College.

Schooling is available locally from nursery through to secondary level, while leisure facilities in the area include a swimming pool and gym. The property benefits from frequent public transport links to the city centre, alongside convenient access to the City Bypass and the wider motorway network. The nearby Union Canal provides attractive walking and cycling routes into the heart of the city.

Outside & Gardens

The property enjoys private rear gardens, predominantly laid to lawn with planted borders, offering a pleasant outdoor retreat. Two garden sheds are included within the sale.

Extras

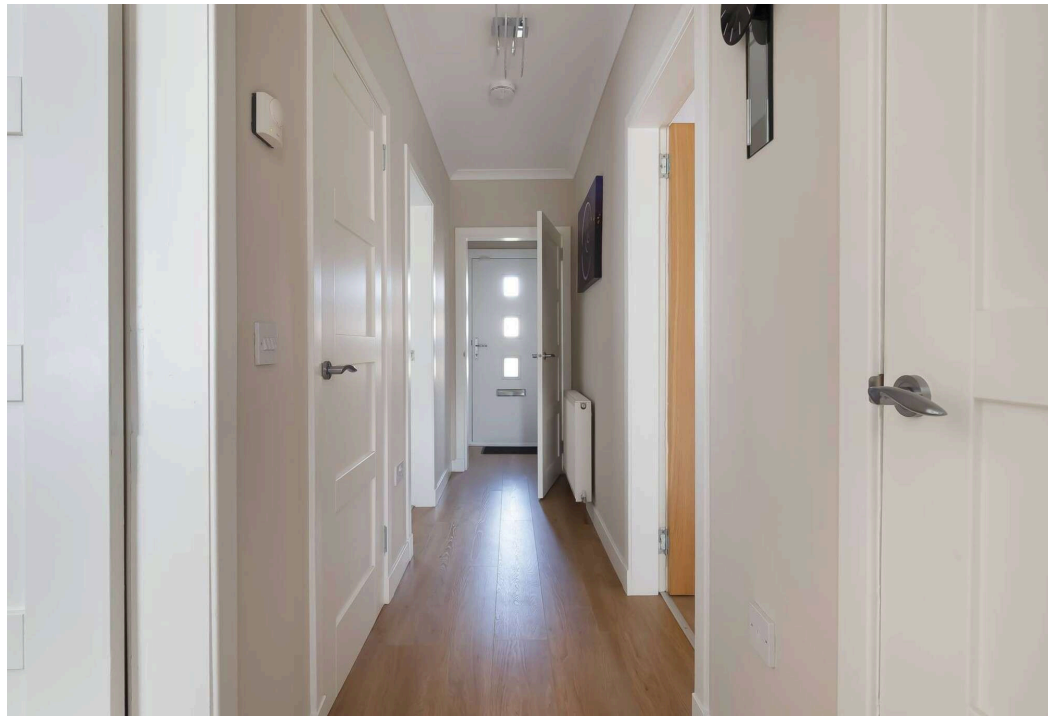
All fitted floor coverings, curtains, blinds, kitchen appliances and light fittings are included.

Furniture

Bedroom furniture is included in the sale, with additional items available by separate negotiation.

Council tax - Band C



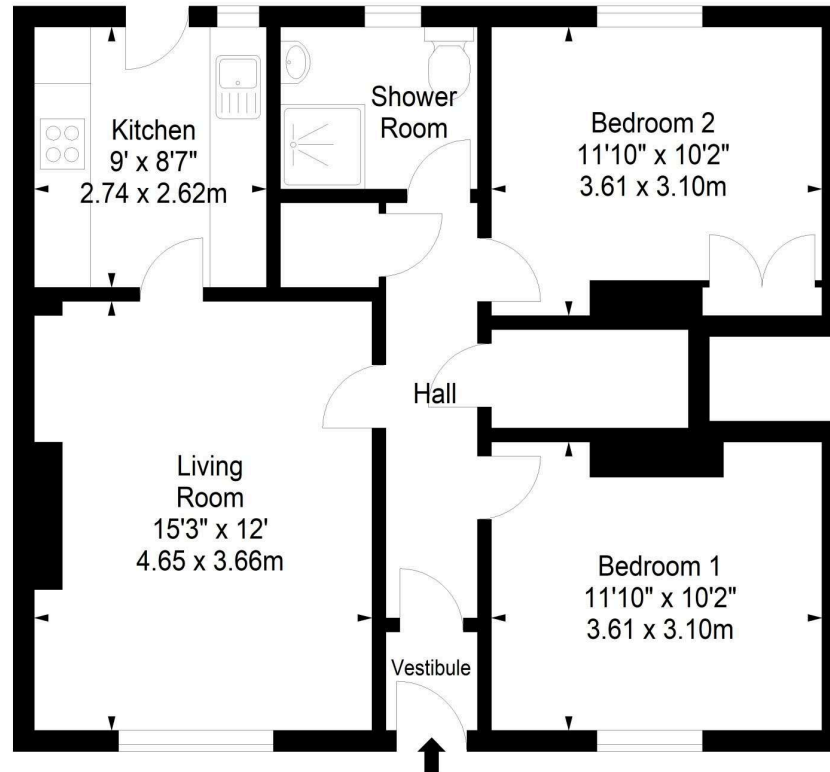




Calder Road,
Edinburgh,
Midlothian, EH11 4AJ



Approx. Gross Internal Area
679 Sq Ft - 63.08 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

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ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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