



## 40/7 CALDER GARDENS

WESTER HAILES, EDINBURGH, EH11 4LG



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Well positioned for easy commuting across Edinburgh and further afield, this spacious first-floor flat forms part of an established development offering its residents a peaceful leafy environment with communal gardens and conveniently unrestricted street parking. Illuminated by picture windows framing tranquil leafy views, the bright modern interiors include two equal-sized double bedrooms and a useful box room, ideal for extra storage or a dedicated home-working space.

Communal stairs with secure entry grant access to the flat. Once inside, the hallway is attractively presented with contemporary woodland-inspired wallpaper, creating a welcoming first impression. It provides access to built-in storage, including the versatile box room. At the end of the hall lies a comfortably proportioned reception room with flexible space for lounge seating and a dining area, with direct kitchen access for everyday practicality and effortless entertaining. The west-facing reception room is softly carpeted and attractively accented by elegant botanical wallpaper, whilst the light-filled kitchen continues the tasteful understated presentation with white shaker-style cabinets and pale oak-toned flooring.

## FEATURES

- Peaceful development close to excellent transport links
- Bright, spacious first-floor flat with modern interiors
- Communal stairs with secure entry
- Entrance hall with storage
- Living/dining room with kitchen access
- Modern shaker-style kitchen with appliances
- Two equal-sized double bedrooms
- Versatile box room/study
- Bathroom with shower-over-bath
- Communal gardens and unrestricted on-street parking
- Gas central heating and double glazing



SAMSUNG

REGISTERED HOME  
APPLIANCE TECHNICIAN  
AND ENGINEER  
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The well-appointed kitchen also boasts generous workspace, an integrated wall oven and gas hob, a freestanding dishwasher, washing machine, and tall fridge freezer, as well as additional built-in storage.

The double bedrooms are inviting sleeping areas enjoying calm, muted décor, comfortable carpeting, and excellent floorspace for furniture. Finally, the bathroom comprises a WC, a contemporary vanity basin, and a panelled bath with an overhead shower and simple white tiling. Gas central heating and full double glazing ensure year-round comfort and efficiency.

The cul-de-sac development sits amongst lawns bordered by mature leafy trees, providing pleasant green space for all residents to enjoy. Ample unrestricted parking is available on the street.

Extras: All fitted floor coverings, window coverings, light fittings, and appliances are included in the sale.







## Wester Hailes

The established suburb of Wester Hailes lies under 5 miles southwest of Edinburgh City Centre. The district's shopping precinct, Westside Plaza, provides the area with local shopping and recreation facilities, including a Lidl supermarket, a pharmacy, a post office, a multi-plex cinema and a library. Further local supermarkets are also easily accessible, whilst the nearby Hermiston Park Retail Park and Gyle Shopping Centre offer a more extensive range of high-street retail outlets. Neighbouring Kingsknowe Golf Club and enjoying numerous public spaces, including the Union Canal's pleasant walkway, Wester Hailes offers plenty of opportunities for outdoor recreation. Indoor sport facilities include gyms at the Westside Plaza and the Wester Hailes Education Centre, which also houses an indoor pool. Benefiting from excellent transport links, the area is serviced by good rail and bus services and is conveniently placed for access to the City Bypass, and the airport. Wester Hailes enjoys good catchment schools, whilst Edinburgh College's Sighthill Campus is close by. Also in the immediate vicinity are campuses for Napier and Heriot-Watt universities.





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

