

27 Calder Road, Longstone, Edinburgh, EH11 3PF



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Description

A rare opportunity has arisen to acquire a particularly appealing and generously proportioned 5 bed detached villa boasting attractive views to the north and set within a popular location close to many amenities and great commuting links. Offering modern interiors, with deluxe fixtures, this perfectly proportioned home is a natural choice for a couple or family, and comes with the added attraction of an enclosed south-facing rear garden.

Features

- Modern interiors throughout
- Central reception hall with WC
- Spacious living room
- Sociable open plan kitchen/dining perfect for relaxing, entertaining & dining with patio doors to rear
- Four double bedrooms
- Bedroom 5/office
- Quality bathroom suite with separate shower enclosure
- Gas central heating and double glazing
- Garage and driveway

Extras

The fitted carpets, oven, hob, microwave, washing machine and dishwasher are included.

EPC Rating: C

Price and Viewing

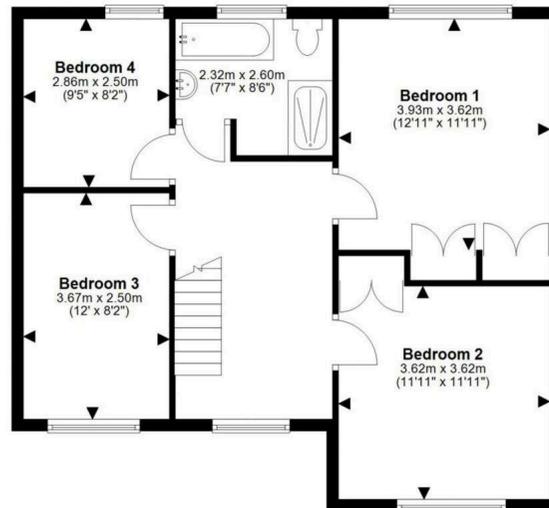
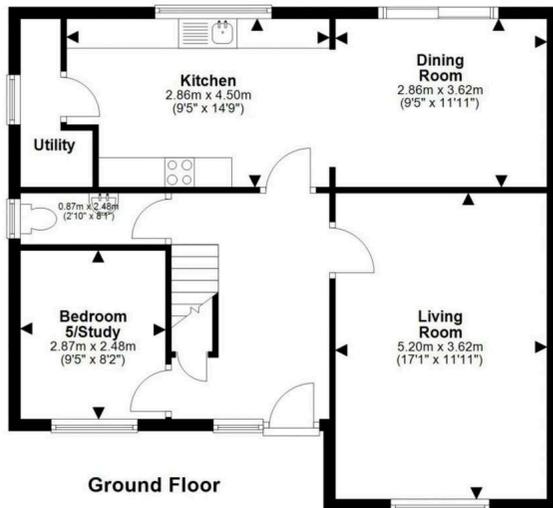
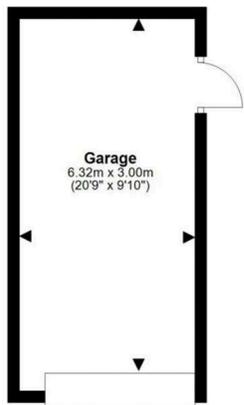
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Longstone is a popular residential suburb of Edinburgh. Local shops cater for day-to-day requirements and there is a Sainsbury Superstore on Inglis Green Road. The Gyle Centre which offers an extensive range of high street names, including Next and Marks & Spencer, is a short drive away. Good schooling at all levels can be found locally. The property is also convenient for those connected to Napier University's campuses at Sighthill and Craiglockhart and also Edinburgh College at Sighthill. Heriot Watt University campus at Riccarton is also easily accessible. Leisure pursuits include Kingsknowe Golf Course, Craiglockhart Sports Centre and Nuffield Health Edinburgh Fitness & Wellbeing Gym. A regular bus service operates to the City Centre and trains are available from Slateford Railway Station. Edinburgh City Bypass is within close proximity giving swift and easy access to major motorway networks and Edinburgh International Airport, with an Airport Shuttle Service located closeby.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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