

SIGHTHILL

8/1 Calder Gardens EH11 4DJ OFFERS OVER £65,000

- *Spacious, lower flat in quiet location*
- *Hall, living room, kitchen, double bedroom, bathroom*
 - *Gas central heating*
 - *UPVC Double glazing*
 - *Some laminate floors*
 - *Good storage*
 - *Ample parking*
- *Furniture included if required.*

Viewing: Thursday 7pm-8.30pm Sunday 2pm-4pm

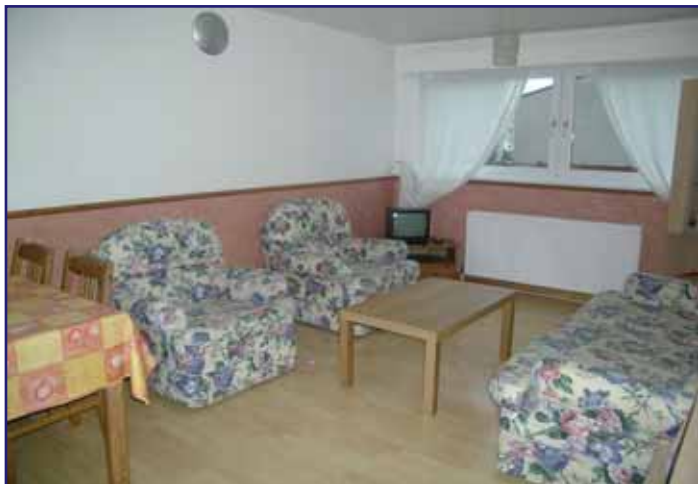


Spacious lower flat that would make an excellent starter home. The property is in good order and benefits from gas central heating and UPVC double glazing. Bus services are close at hand and there is ample unrestricted parking. Early viewing recommended.

Hall (10'8" x 2'10")

Three cupboards providing ample storage. Ceiling light. Central heating radiator. Double power point. Telephone point. Fitted carpet.

Living room (16'5" x 10'1")



Well proportioned and spacious living room with twin double glazed windows to front with views to the south. Twin ceiling lights. Dado rail. Central heating radiator. Television point. Three double power points. Curtains. Laminate wood floor.

Kitchen (10'1" x 7'8")



Good sized kitchen with double glazed window to rear. One and a half bowl sink with mixer tap. Gas hob and electric oven. Cupboard housing cold water tank. Wall mounted central heating boiler. Ample base and wall units. Central heating radiator. Two double and one single power points. Vinyl floor.

Bedroom (12'2" x 10'2")



Double glazed window to front with curtain rail and curtains. Ceiling light. Two double power points. Central heating radiator. Laminate wood floor.

Bathroom (7'3" x 6'6")

Frosted, double glazed window to rear. Three piece white suite, fully tiled to ceiling level around bath, with tiling to dado level elsewhere. Electric shower over bath. Central ceiling light. Shower curtain and rail. Medicine cabinet. Central heating radiator. Painted wood floor.

Extras

Carpet and curtains. The furniture in the property is also available if required.

Finlaysons

135 Gorgie Road
EDINBURGH
EH11 1TH

DX ED44
EDINBURGH 1



Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



t: 0131 346 0099
f: 0131 337 3751
e: mail@finlaysons.com, w: finlaysons.com