



Offers over £360,000

33 Calder Road, Edinburgh, EH11 3PF



1



4



2



Well Presented Four-Bedroom Townhouse

Flooded with natural light, this well-proportioned, four-bedroom townhouse offers an excellent entertaining space with an open-plan kitchen/dining/sitting room, opening onto a private rear garden. The property is neutrally decorated throughout and boasts contemporary fixtures and fittings.

Accommodation Comprises: Entrance Hall with Storage Cupboards, Open-Plan Kitchen/Dining/Sitting Room, Utility/Guest Cloakroom, Principal Bedroom with En Suite Shower Room and Fitted Wardrobes, Three Further Double Bedrooms, Family Bathroom, Double Glazing and Central Heating Throughout, Private Front and Rear Gardens, Off-Street Parking

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Kitchen/Dining/Sitting Room	24'6" x 11'3" (7.47 x 3.45)
Bedroom 1	11'8" x 10'7" (3.58 x 3.25)
Bedroom 2	12'9" x 11'3" (3.91 x 3.45)
Bedroom 3	11'3" x 10'5" (3.43 x 3.18)
Bedroom 4	11'3" x 9'8" (3.45 x 2.95)

LOCATION

The property is part of a modern development, set on a residential street, just off the main road, conveniently located for access into central Edinburgh. Local amenities can be found in neighbouring Longstone, with a range of shops and leisure facilities at Edinburgh Corn Exchange. To the south, there are the green open spaces of Hailes Quarry Park, perfect for families, and the Water of Leith towpath runs close to the property, providing a traffic-free route into the city, surrounded by greenery. The central position of the property also benefits from excellent transport links providing rail access east and west, and for the motorist, the A71 is a quick route out to the City Bypass and onto the motorway network.

EXTRAS

White goods included in Sale

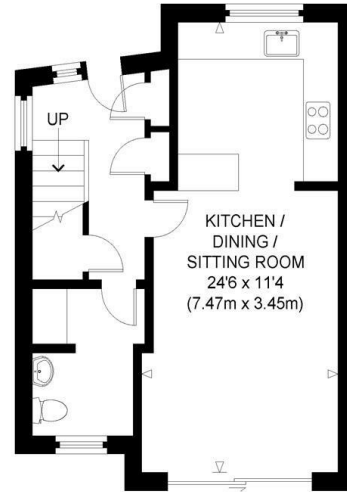
EPC RATING

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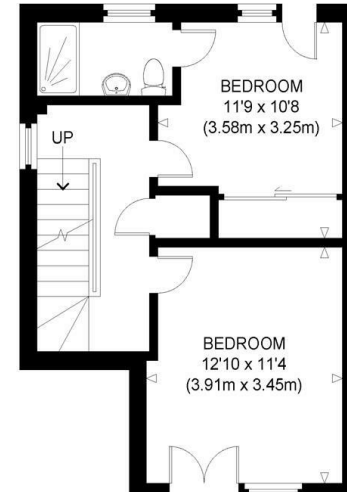
VIEWING

By appointment only please Telephone: 0131 554 6244

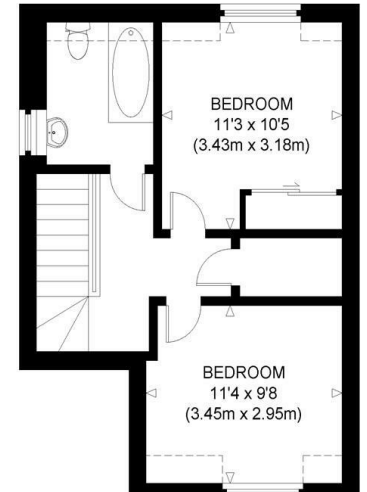




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 395 SQ FT / 36.7 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 398 SQ FT / 37.0 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 393 SQ FT / 36.6 SQ M

CALDER ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1186 SQ FT / 110.3 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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