

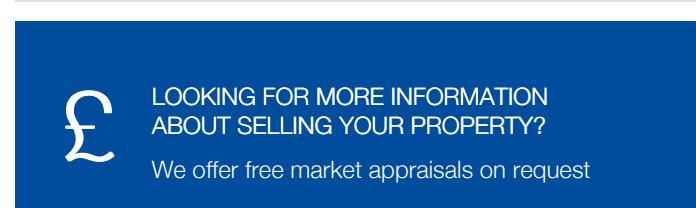


Description

Bright and well proportioned three bedroom second floor flat in good condition throughout situated in the Sighthill area close to Edinburgh Napier University, Heriot Watt University and Edinburgh College, making it an ideal a buy to let. Given the fantastic transport links and amenities nearby, it would also make an excellent starter flat. The property also benefits from double glazing and gas central heating.

The accommodation comprises:

- Entrance hall with multiple cupboards including a deep walk-in storage cupboard
- Generously proportioned living room with south facing aspect
- Fitted kitchen with a range of wall and base mounted units with laminate worktops with inset stainless steel sink and appliances including a gas cooker with extractor hood, washing machine, dishwasher and fridge freezer
- Three good sized bedrooms, two of which have built-in wardrobes
- Tiled bathroom fitted with a bath with electric shower over, WC, pedestal wash hand basin and heated towel rail



## Outside and Gardens

Communal garden grounds surround the property and there is a shared drying area and an unallocated car park.

## Location

Sighthill is situated approximately four miles west of Edinburgh's City Centre. Local shopping facilities include the Hermiston Gait retail park, the Gyle Shopping Centre, Westside Plaza and a Sainsbury's supermarket at Longstone. It is conveniently located for Heriot Watt University, Napier University and Edinburgh College. Schooling is available locally from nursery to secondary level. Leisure facilities nearby include a swimming pool and gym. A frequent bus service operates from nearby to the City Centre and from a commuting perspective. The property is conveniently positioned for access to the City Bypass and the links to the motorway network. The Union Canal is nearby and has a cycle route to the City Centre.

## Extras

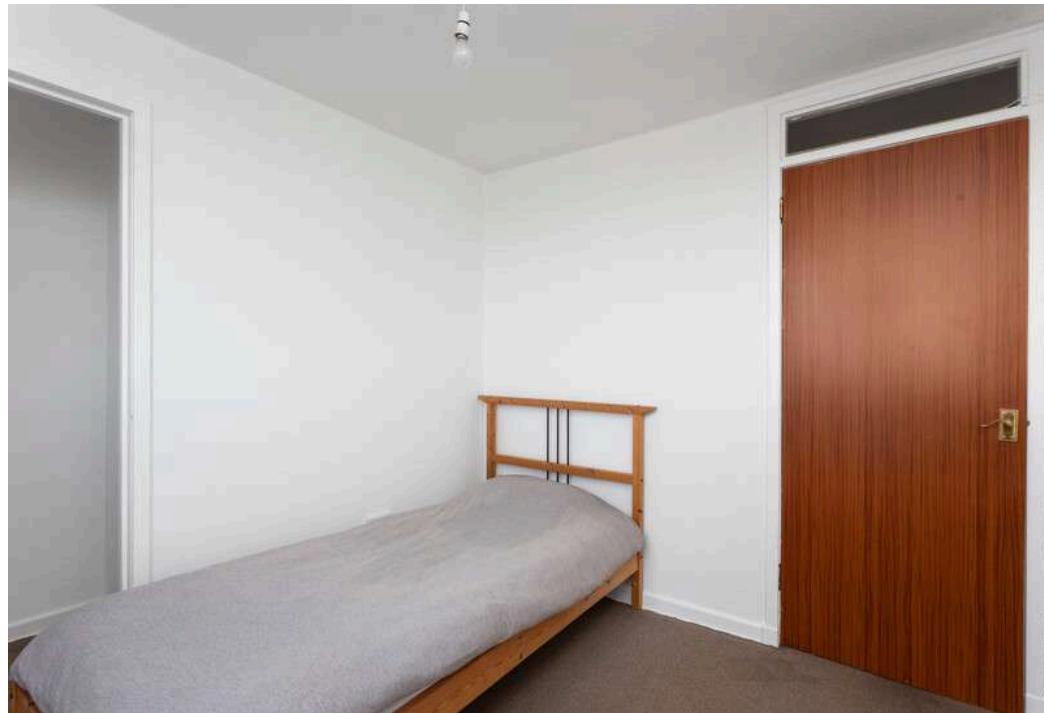
The fixed floor coverings, light fittings and kitchen appliances are included in the sale.

## Council tax

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.





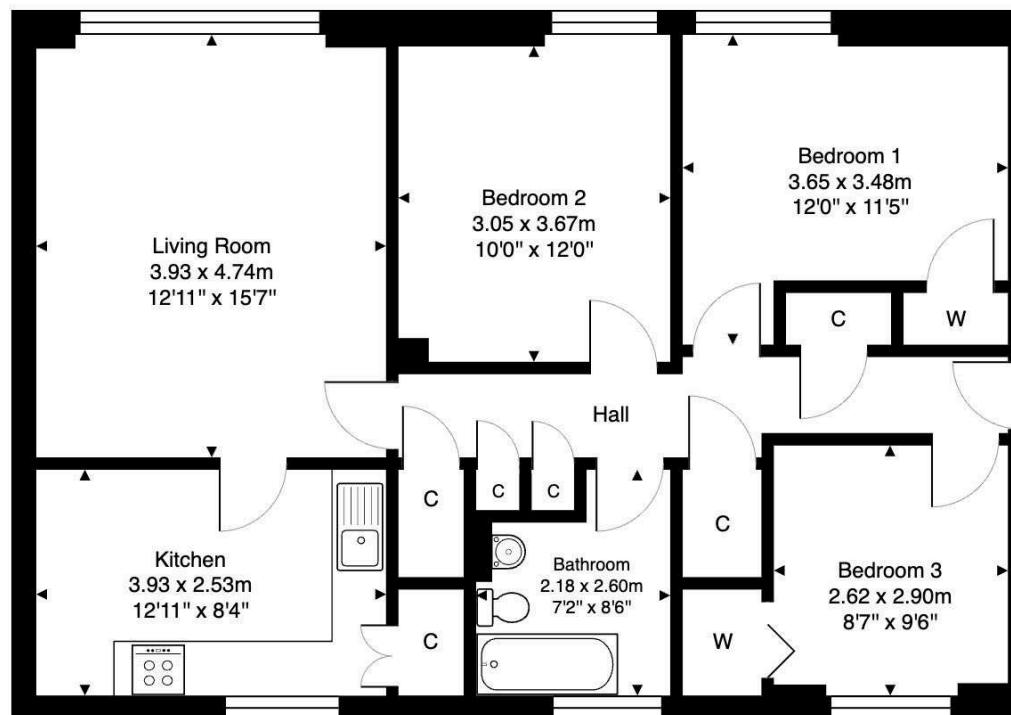




## 18/6 Calder View, Edinburgh, EH11 4HX

Total Area: 80.9 m<sup>2</sup> ... 871 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Second Floor**