



**9/16 Calder Drive**  
**Edinburgh, EH11 4LN**



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## LOCATION

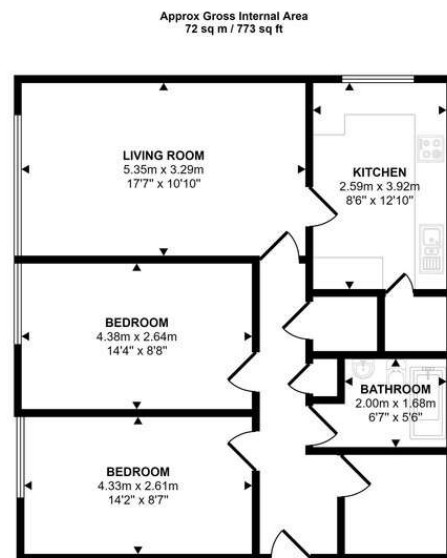
The property is located in the popular Sighthill area of Edinburgh, which lies to the west of the city centre. The flat is well placed to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops can be found at the Wester Hailes Centre, with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema. The impressive Gyle Complex can be easily accessed, as can the Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level, with Napier and Heriot Watt Universities and Edinburgh College on hand for the more mature student. The property is also well placed for those working at the Edinburgh Business Park and the Royal Bank Headquarters at Gogar. An efficient bus service operates to other parts of the city and the city bypass and main motorway networks are also within easy reach.

## DESCRIPTION

9/16 Calder Drive is a bright and spacious top floor flat, forming part of a purpose-built tenement, and located in a popular and convenient residential area. Whilst now requiring modernisation, this property has tremendous potential to become a lovely home and gives the new purchasers the opportunity to upgrade the interior to their own particular taste. The flat represents an excellent first purchase or investment opportunity and is well placed to take advantage of super amenities and transport links. Accommodation comprises living room, which is large enough to accommodate dining facilities with ease; kitchen; both bedrooms are comfortable doubles; bathroom with white suite and shower over the bath. Further benefits on offer include gas central heating, double glazing, communal gardens and ample unrestricted on street parking. The energy efficiency rating for this property is band C

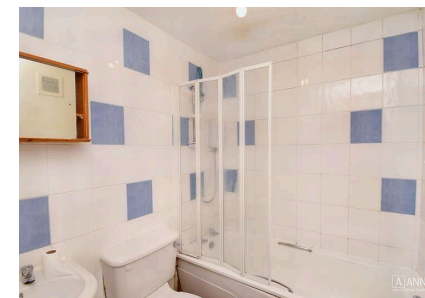
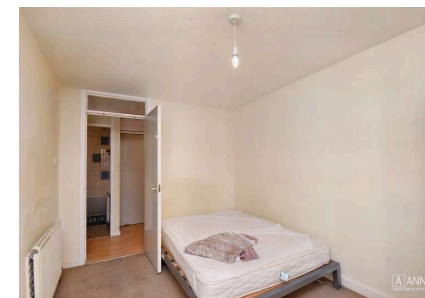
## COUNCIL TAX

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



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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