










Offers Over
£120,000

32/11 Calder Gardens

Sighthill | Edinburgh | EH11 4JS

A fantastic opportunity has arisen to purchase this spacious two bedroom top floor flat, situated within the popular Sighthill area which lies to the West of the City Centre. Close to good local amenities and transport links, the property would make an ideal purchase for the first time buyer, young professionals or buy-to-let investor. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Communal gardens
-  Unallocated parking
-  EPC Band - C
-  Council Tax Band - A



Description

Internally, the accommodation in brief comprises of; welcoming entrance hallway with an array of excellent storage provisions, bright and spacious lounge/diner with stunning views of the Pentland Hills, fully-fitted kitchen with a range of integrated and freestanding white goods, tiling in splash areas, under-unit lighting and a sizable cupboard housing the boiler while being styled with wooden units and a light worktop, two well-proportioned double bedrooms both with lovely views and ample space for freestanding furniture as well as different configurations, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include access to a private attic space for storage, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob and oven, freestanding washing machine, fridge-freezer and dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Well-maintained communal garden grounds surround the property and ample unrestricted parking is available to the front and within the surrounding area. There is also a shared residents drying green found within the communal close.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

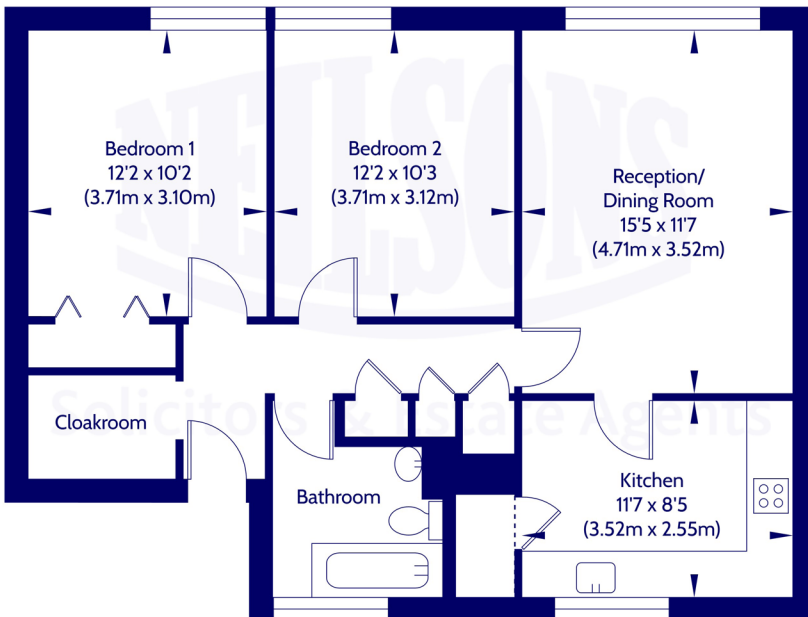
Sighthill is located approximately six miles to the west of Edinburgh City Centre and has a variety of convenient local shops to meet day to day needs. For more extensive amenities, Hermiston Gait and the Gyle Shopping Centre are both within close proximity and offer a fantastic range of high street shops including a Tesco, Morrison's and Marks and Spencer's. The area is well served by a frequent bus service to the City Centre and many surrounding areas and the City-Bypass is also close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. The property is close to Napier and Heriot Watt University campuses and ideally located for Edinburgh Business Park and Gogarburn. The local area boasts many leisure and recreational facilities including a multi-screen cinema, swimming pool, golf courses and The Union Canal. Local schooling is well represented from Primary to Secondary level.

Third Floor

Approx. Internal Area 68.15 Sq M / 734 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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