



RALPH SAYER
SOLICITORS & ESTATE AGENTS

8/6 Calder Court

Sighthill, Edinburgh, EH11 4JZ

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Forming part of an established development in the well-connected Sighthill area of the city, this three-bedroom second-floor flat is beautifully presented with contemporary interiors and tasteful décor throughout. The home and its location are sure to appeal to a wealth of buyers, with close proximity to amenities including shops and other everyday essentials, the primary school which is a short walk away, transport links including two train stations, and scenic open spaces.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Property Summary

- Second-floor flat in Sighthill
- Beautifully presented, contemporary interiors
- Secure shared entrance and stairwell
- Entrance hall with excellent built-in storage
- Open-plan kitchen, living, and dining room with dual-aspect windows
- Three well-proportioned double bedrooms
- Attractively tiled bathroom with shower-over-bath
- Shared garden grounds
- Access to ample unrestricted parking
- Gas central heating system and double glazing
- EPC Rating - C | Council Tax Band - A





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dream property!



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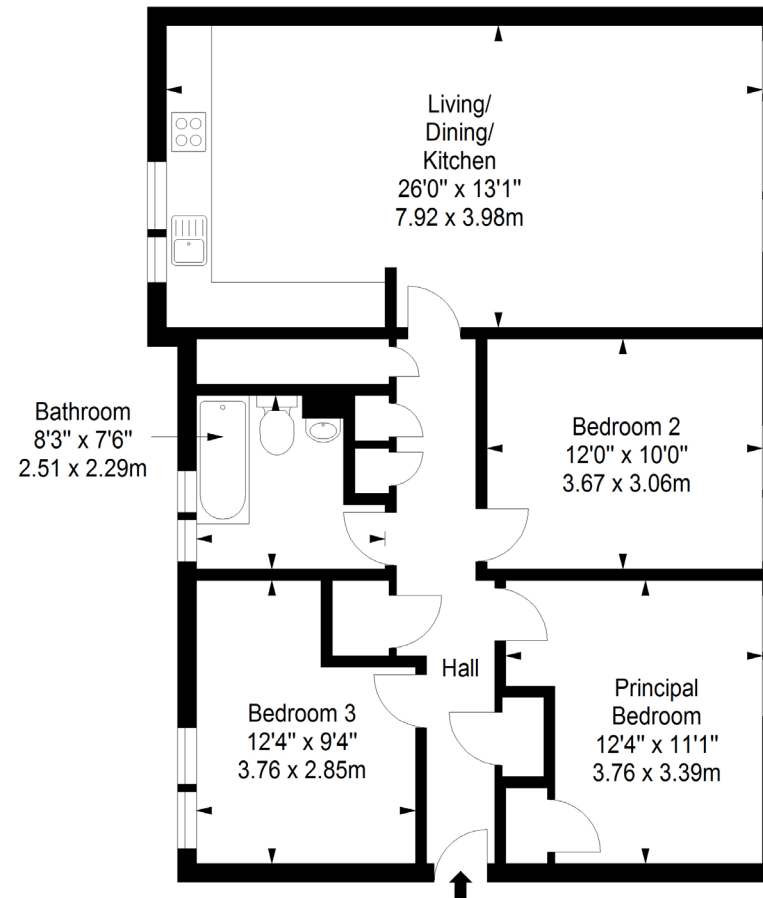
CHARTERED FIRM

Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor
Approx. 84.8 sq. metres (912.8 sq. feet)



Total area: approx. 84.8 sq. metres (912.8 sq. feet)