










Offers Over  
**£110,000**

## 15/16 Calder Court

Sighthill | Edinburgh | EH11 4LB

This exceptionally bright and generously proportioned top floor flat forms part of the popular residential district of Sighthill, lying to the West of the City Centre, conveniently located close to excellent amenities and superb transport links.

-  2 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal gardens
-  Resident's parking
-  EPC Rating – C
-  Council Tax Band - A



## Description

The property shall undoubtedly appeal to the first time buyer/couples or that of the rental investors, given the close proximity to the universities and colleges nearby. Enjoying a sunny, predominantly West facing aspect, the light and neutral accommodation comprises entrance hallway with good storage provisions including a large walk-in store housing the meters and fuseboard. There is a sizeable lounge with open aspect, modern fitted kitchen/ breakfast room, two good sized double bedrooms and a bathroom with white suite and electric shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All the fitted floor coverings and light fittings shall be included in the sale together with the gas cooker, washing machine and countertop dishwasher – all appliances shall be sold as seen.

## Gardens and parking

There are communal gardens surrounding the building with ample resident's parking to the rear.

## Viewing

By appointment with Neilsons on 0131 625 2222.





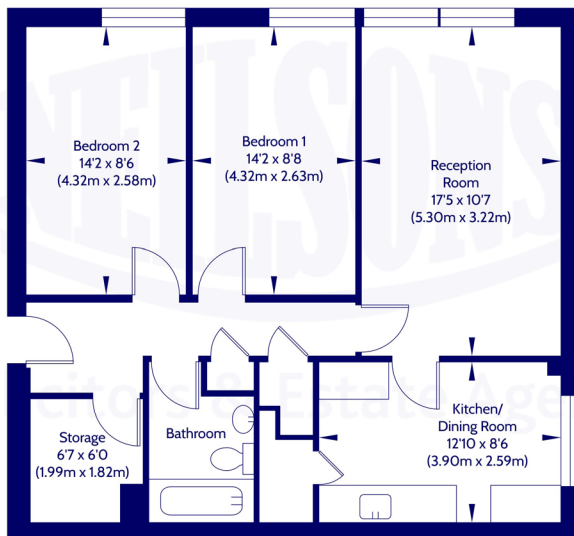
## Location

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.



Approx. Gross Internal Floor Area 68.66 Sq M / 739 Sq Ft.

### Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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