



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**308 Calder Road**

Sighthill, Edinburgh, EH11 3TB

# 308 Calder Road

This mid-terrace house in Sighthill is an immaculate three-bedroom residence, which offers attractive neutral interiors finished to high standards. The home boasts a premium kitchen and a modern three-piece bathroom too; plus, it has excellent built-in storage and a sunny, southeast-facing aspect. Furthermore, it benefits from a large rear garden that is fully enclosed and laid with a neat lawn and patio – perfect summer barbecues. The exceptional property will certainly be popular with a wide variety of buyers.

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



## Property Summary

- A mid-terrace house in walk-in condition
- Situated in popular Sighthill
- Near amenities, schools and transport links
- Crisp white decoration throughout
- Vestibule and hall with storage and a WC
- Southeast-facing living/dining room
- Galley-style kitchen with garden access
- Bright landing with an airing cupboard
- Three double bedrooms with built-in wardrobes
- Bathroom with roll-top bath and rainfall shower
- Private gardens to the front and rear
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £250,000





Three double bedrooms with built-in wardrobes, a bathroom with roll-top bath and rainfall shower and private gardens to the front and rear



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**dream property!**



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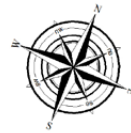
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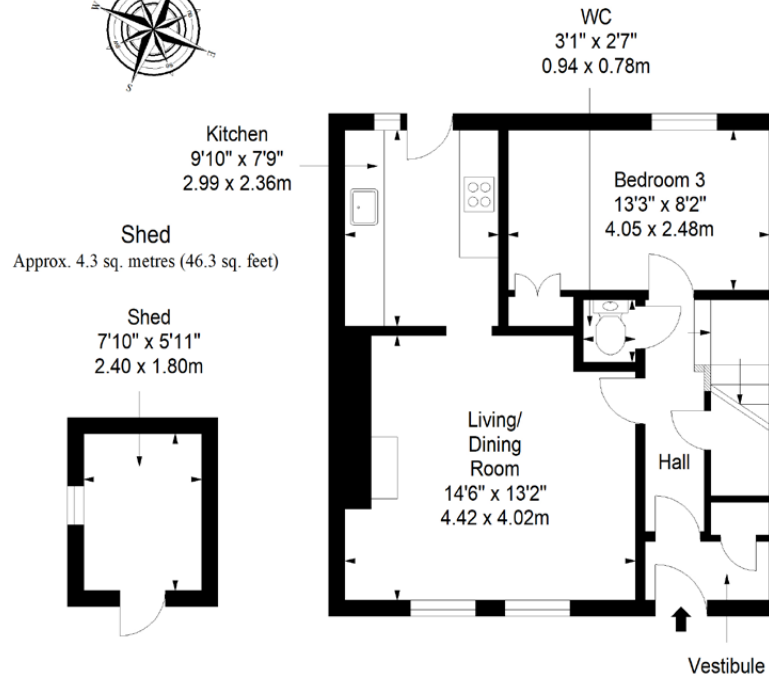
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DISCLAIMER

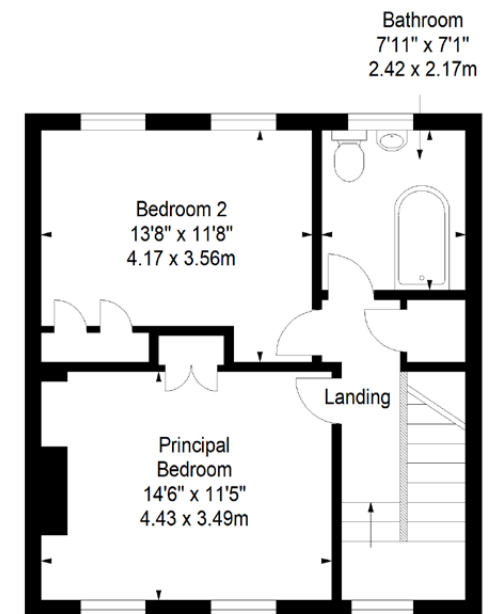
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not 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.



**Ground Floor**  
Approx. 45.7 sq. metres (491.9 sq. feet)



**First Floor**  
Approx. 46.8 sq. metres (503.8 sq. feet)



Total area: approx. 96.8 sq. metres (1042.0 sq. feet)