



Offers Over

£120,000

12/5 Calder Grove

Sighthill | Edinburgh | EH11 4NA

A fantastic opportunity has arisen to acquire this spacious two bedroom ground floor flat pleasantly positioned within a popular pocket of Sighthill. Near excellent amenities and commuting links, the property offers an ideal first-time or buy-to-let purchase. Viewing suggested.

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



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with a handy shelved storage cupboard, airy open-plan lounge/kitchen/diner with a range of integrated and freestanding appliances, breakfast bar, under-unit lighting, tiling in splash areas and a lovely dual-aspect outlook, two generous double bedrooms with ample room for freestanding furniture and different configurations, box room offering flexible use as a home office/study or storage room, and a fully-tiled bathroom suite with a jacuzzi bath, over-bath shower and heated towel rail.

Further benefits include a secure door entry system, Hive gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding fridge-freezer, washing machine 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.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

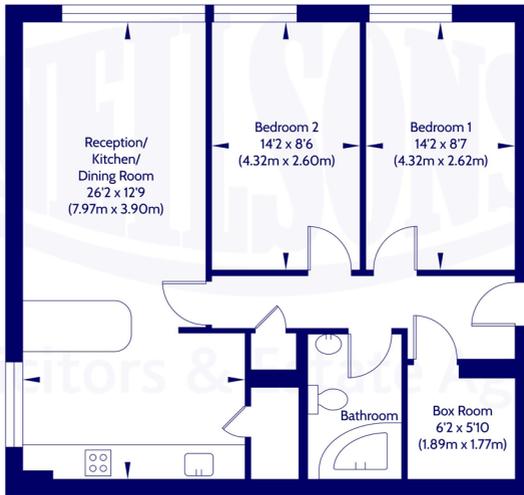
Sighthill is located approximately six miles to the west of Edinburgh City Centre and has a variety of convenient local shops to meet day to day needs. For more extensive amenities, Hermiston Gait and the Gyle Shopping Centre are both within close proximity and offer a fantastic range of high street 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.





Approx. Gross Internal Floor Area 68.73 Sq M / 740 Sq Ft.

Ground 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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