










Offers Over

**£125,000**

## 15/4 Calder Gardens

Sighthill | Edinburgh | EH11 4JB

A fantastic opportunity has arisen to purchase this bright and spacious two-bedroom first floor flat, featuring very rare traditional construction within the popular Sighthill area, close to good local amenities and superb public transport links. Recently redecorated and presented in immaculate, move-in condition, this property is perfect for first-time buyers, young professionals, or buy-to-let investors, offering comfort and excellent rental yield.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
- 1 Box room
- 1 Kitchen
-  Communal grounds
-  On-street parking
-  EPC Band C
-  Council Tax Band - A



## Description

The accommodation begins with a welcoming entrance hallway featuring recently installed hard flooring that extends to the living room and kitchen with no door bars in between, creating a smooth and cohesive transition. The bright living room is enhanced by large front and side windows, filling the space with natural light. The modern kitchen offers a generous range of cabinet units, ample worktop space, and a recently installed electric hob and extractor fan.

Both generous-sized bedrooms feature well-maintained carpets, with the light and airy principal bedroom offering built-in wardrobes, while the second double has plenty of space for additional furniture. A fully-tiled and stylish family bathroom with a three-piece suite and shower over the bath complete the living space. Additional highlights include a spacious walk-in box room with carpet offering flexible use as office or storage room, and two extra storage cupboards, providing ample storage options.

Further benefits include a communal storage room shared with just one neighbour, gas central heating powered by a serviced Vaillant combi boiler and double glazing throughout.



## Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob. The fridge/freezer, washing machine and items of furniture can be included in the sale by 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

Open viewing on Sunday 1 - 3pm.

Also by appointment through Neilsons 0131 625 2222.





## Location

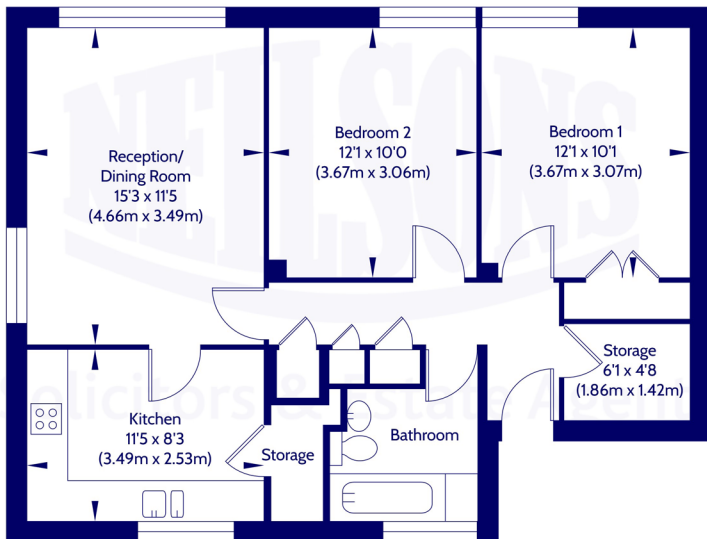
Sighthill is located approximately six miles to the west of Edinburgh City Centre and has a variety of convenient local shops to meet day to day needs. For more extensive amenities, Hermiston Gait and the Gyle Shopping Centre are both within close proximity and offer a fantastic range of high street 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 Sq M / 731 Sq Ft.

### First 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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