










Offers Over  
**£135,000**

## 10/6 Calder Court

Sighthill | Edinburgh | EH11 4JZ

A superb opportunity has arisen to acquire this spacious three bedroom second floor flat forming part of the popular residential district of Sighthill. Conveniently located close to excellent amenities and transport links, the property is well-suited to first-time buyers, investors and growing families.

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



## Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with excellent storage provisions, bright and airy lounge/diner with lovely views of The Pentland Hills, fully-fitted kitchen with a range of integrated and freestanding white goods, tiling in splash areas and a useful in-built storage cupboard, two rear-aspect sizeable double bedrooms both with more Pentland views whilst one benefits from a handy storage closet, third front-facing double bedroom with room for different configurations, and a partially-tiled shower room with a heated towel rail.

Further benefits include a shared drying green on the communal landing, gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding fridge-freezer and washer-dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

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

## Viewing

By appointment through Neilsons 0131 625 2222.





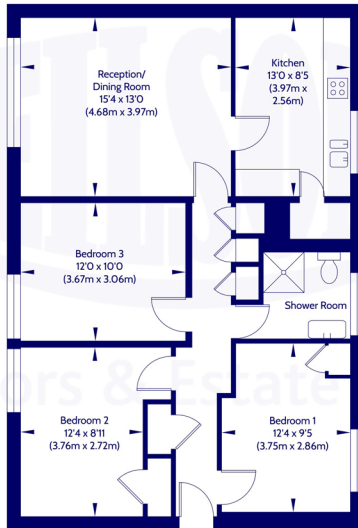
## Location

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 80.77 Sq M / 869 Sq Ft.

## Second 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.



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