



RALPH SAYER
SOLICITORS & ESTATE AGENTS

16/4 Calder Drive

Sighthill, Edinburgh, EH11 4LS

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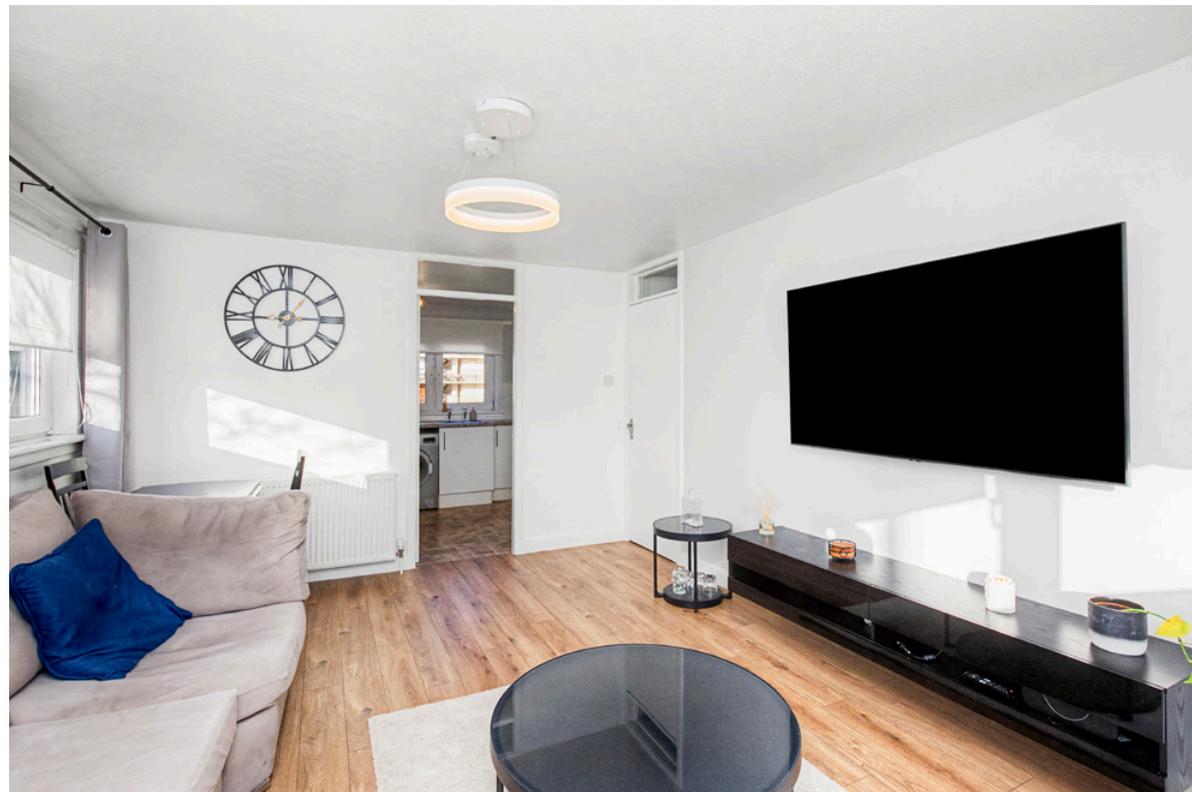
This bright and well-presented first-floor flat, forming part of an established residential development in Sighthill offers comfortable, low-maintenance accommodation with fresh, neutral décor and superb storage throughout, ideal for first-time buyers, professionals, or investors. A generous dual-aspect living/dining room provides excellent space for everyday living, while the adjoining breakfasting kitchen benefits from an attached airing cupboard. There are two well-proportioned double bedrooms, a contemporary shower room, and a useful box room offering home-working potential. The flat enjoys private unallocated off-street parking and a convenient setting with good transport links to Edinburgh city centre and beyond.

Extras: All fitted floor and window coverings and light fittings are included.



Property Summary

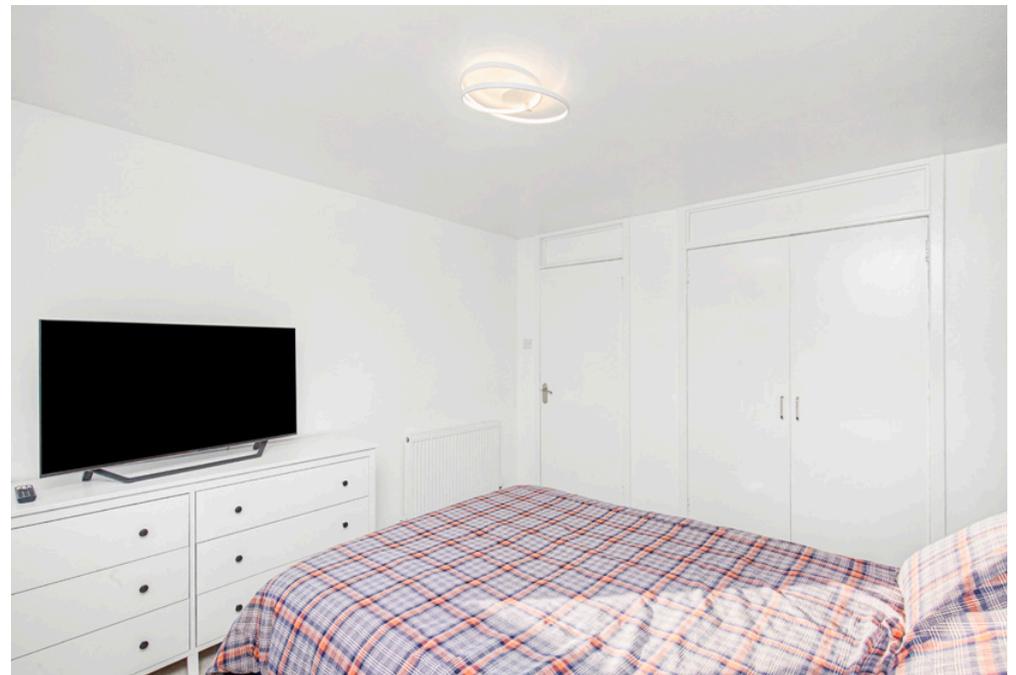
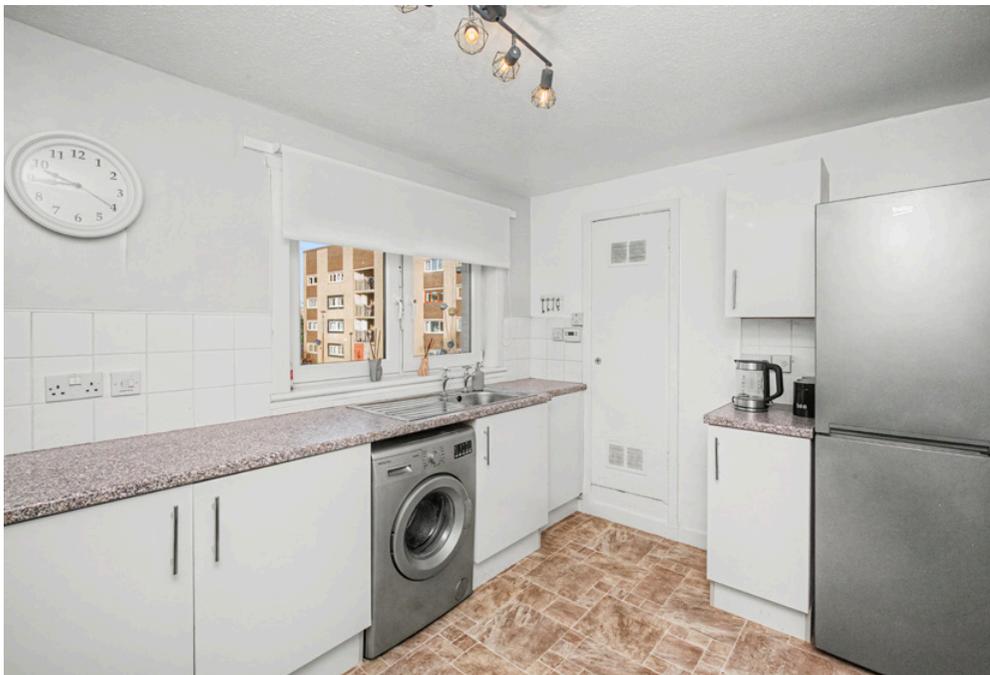
- Two bedroom first floor flat in a well-connected location
- Accessed via a secure shared stairwell
- Welcoming hallway with storage
- Dual-aspect living/dining room
- Naturally lit kitchen with airing cupboard
- Two double bedrooms (one with built-in storage)
- Box room/home study
- Bright shower room
- Communal gardens
- Unregulated parking on surrounding streets
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - A
- Home Report Value - £130,000



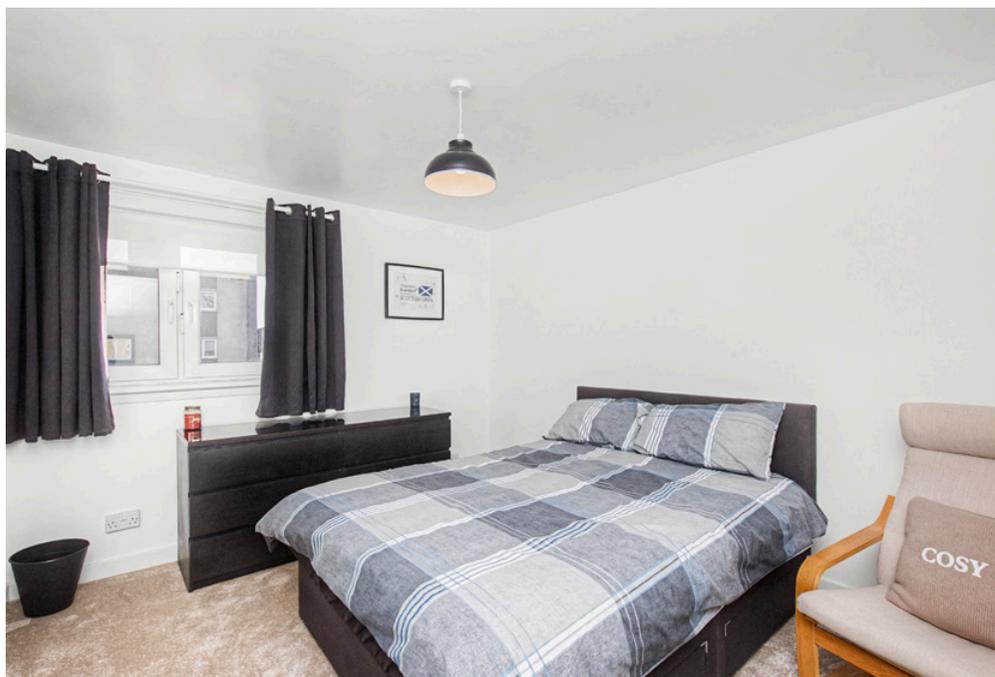




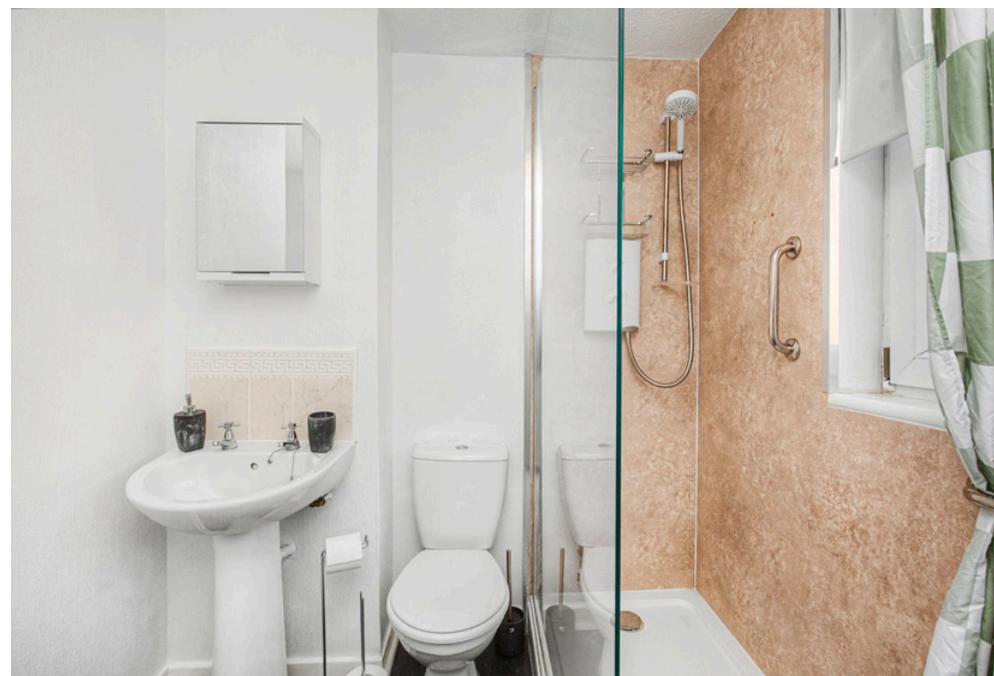
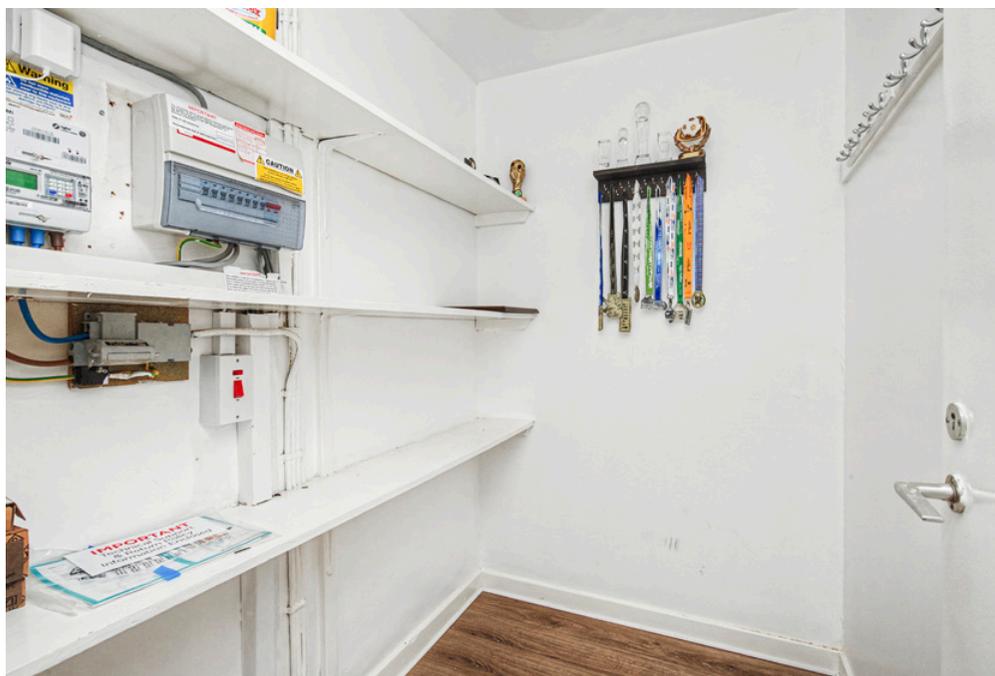
Dual-aspect living/dining room and a naturally lit kitchen with airing cupboard







Two double bedrooms (one with built-in storage), a box room/home study and shower room





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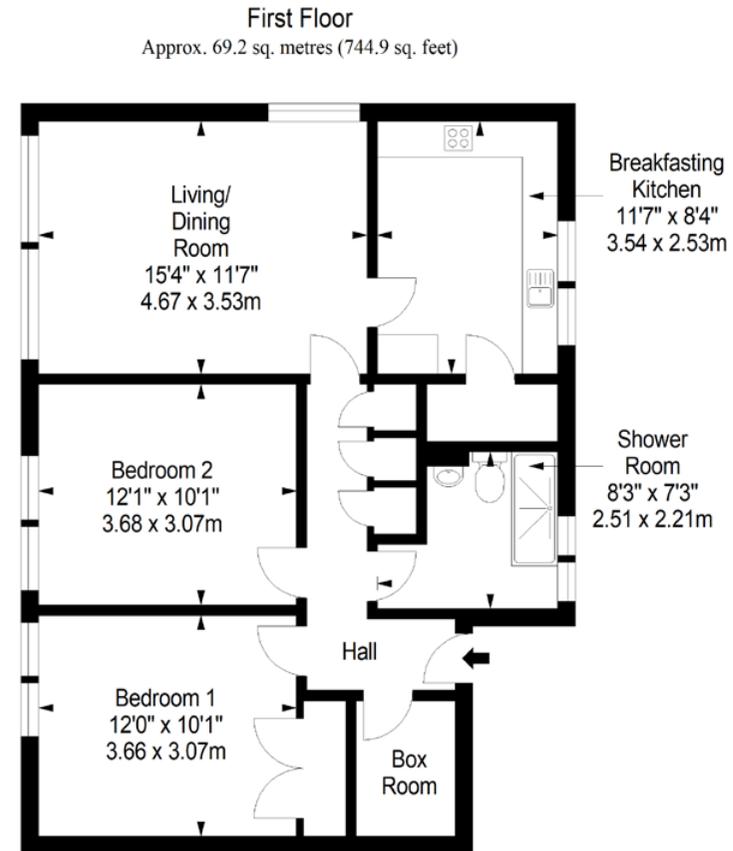
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DISCLAIMER

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.



Total area: approx. 69.2 sq. metres (744.9 sq. feet)