

SIGHTHILL
4/2 CALDER VIEW
EH11 4HU



EPC RATING: D

OFFERS OVER £130,000



GREAT VALUE THREE BED GROUND FLOOR FLAT - NOW REQUIRING SOME UPDATING

Located close to both Heriot Watt & Napier Universities and Edinburgh College, this superb property would make an ideal flat for sharers, investors, first time buyers or a family. It has three good sized bedrooms, a spacious sitting room, fitted kitchen, modern bathroom, double glazed windows and gas central heating. With some local shops on the doorstep, there is also easy access to further shops and amenities at nearby Wester Hailes, Hermiston Gait and Gyle Centre, together with excellent transport links into the city centre and easy access out to the city bypass.

VIEWING

By appointment Please Call Jardine Phillips 0131 4466850

PROPERTY DESCRIPTION

- Long hallway with handy fitted cupboards
- Large sitting room with two radiators
- Kitchen with wide range of wooden style fitted cupboards & appliances
- Three double bedrooms, two with fitted storage
- Bathroom with shower cubicle, vanity sink unit & wc
- Gas fired central heating from boiler together with hot water

AREA

Sighthill is a popular & convenient residential area lying approximately four miles west of the city centre which is readily accessible via regular public transport services. There are local shops nearby with a wider array of shopping available at Wester Hailes Shopping Centre, Hermiston Gait and Gyle Centre. Good schooling is provided locally and the property is in the catchment for Sighthill & St Joseph's RC Primary Schools and Wester Hailes & St Augustine's RC High Schools. Heriot Watt, Napier University and Edinburgh College Sighthill Campuses are all within easy reach. Leisure options are first class and range from a multi-screen cinema complex to a sports centre and swimming pool.

There are also several golf courses nearby and the canal towpath provides an alternative route into the city centre, popular with walkers, joggers & cyclists. There is easy access out to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, dishwasher, washing machine and tumble dryer are included in the sale.

HOME REPORT VALUATION

£135,000

Sitting room	15'2 X 13' (4.62 x 3.96m)
Kitchen	12'10 x 8'4 (3.91 x 2.54m)
Bedroom 1	11'9 x 10' (3.58 x 3.05m)
Bedroom 2	12' x 9' (3.66 x 2.74m)
Bedroom 3	9'3 x 8'6 (2.82 x 2.59m)

Contact:

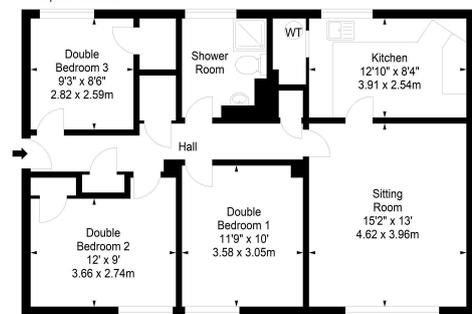
205 Morningside Road Edinburgh EH10 4QP
 T • 0131 446 6850 E • info@jardinephillips.com
 F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Calder View,
Edinburgh,
Midlothian, EH11 4HU



Approx. Gross Internal Area
864 Sq Ft - 80.27 Sq M
For identification only. Not to scale.
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Ground Floor

