

## 61/3 Calder Gardens Sighthill, Edinburgh EH11 4JU

Charming First Floor Flat In Popular Area  
Upgrading And Decoration Beneficial

- Entrance Hall • Lounge/Diner • Double Bedroom •
  - Fitted Kitchen • Bathroom •
- Electric heating • Double glazing • Communal garden •



### Description

Viewing is recommended of this charming first floor flat, pleasantly located within the popular residential area of Sighthill, lying west of the city centre.

Enjoying a bright southerly aspect, this ideal starter home offers generous accommodation comprising: entrance hall with three storage cupboards, spacious lounge/diner, fitted kitchen, double bedroom with fitted wardrobes and bathroom. While enjoying the added comfort of electric heating and double glazing, upgrading and decoration would now be beneficial. There is a communal garden to the rear of the building and residents' parking area to the front. All fitted floor coverings, curtains, blinds and kitchen appliances (no warranties provided) are included in the sale.

### Location

While convenient for access to the finest amenities of the city centre, Sighthill offers a range of local convenience shopping with the Gyle and Wester Hailes Shopping Centres only a short drive away. Edinburgh College and Napier University are within comfortable walking distance and a selection of

recreational facilities available in the vicinity include a nearby Edinburgh Leisure with swimming pool, gym and fitness classes. A frequent and effective public transport service operates to many parts of the city with the property also conveniently positioned for access to the city by-pass linking with major motorway networks.

### Note

The property is non traditional Skarne construction which may not meet all mortgage lenders' criteria.

### Price And Viewing

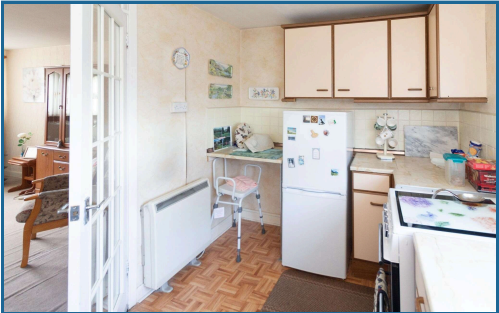
For price and viewing information or further details on this property please contact agents 0131 220 8742

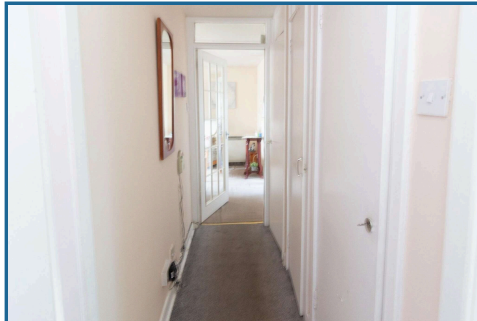
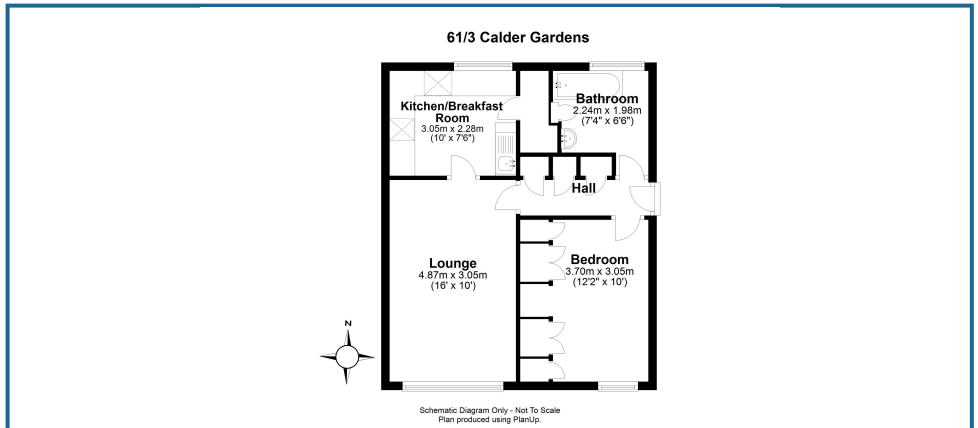
### EPC Rating

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*As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.*







Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



**tc young solicitors**

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