



Solicitors & Estate Agents



Offers Over
£120,000

16/1 Calder Grove

Sighthill | Edinburgh | EH11 4LY

Superb opportunity to acquire this generously proportioned two-bedroom ground floor flat quietly positioned within a popular pocket of Sighthill. Ideally located close to excellent local amenities and convenient transport links, the property offers spacious and flexible accommodation and represents an ideal purchase for first-time buyers, buy-to-let investors and those looking to downsize.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Communal gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - A



Description

A welcoming entrance hallway provides access to the accommodation and benefits from a large walk-in storage cupboard together with two further handy shelved cupboards. The bright and spacious open-plan lounge/kitchen/diner enjoys a dual-aspect outlook and provides an excellent main living space. The kitchen is well appointed with a breakfast bar, a range of integrated white goods and partial panelling to the splash areas. A useful tank cupboard also provides additional storage. Bedrooms one and two are both comfortable double rooms, each offering plenty of space for freestanding furniture and different layout configurations. The wet room is fully tiled and benefits from a heated towel rail.

Further benefits include gas central heating, double glazing and secure door entry.



Gardens & Parking

Externally, the property benefits from access to well-kept communal gardens. Unrestricted free on-street parking is available within the surrounding area.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

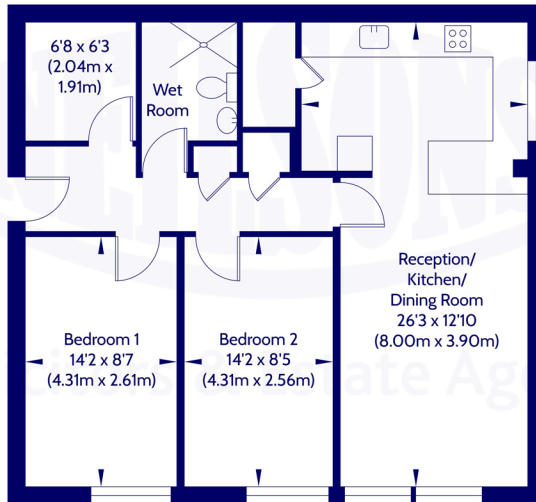
Sighthill is located approximately six miles to the west of Edinburgh City Centre and has a variety of convenient local shops to meet day to day needs. For more extensive amenities, Hermiston Gait and the Gyle Shopping Centre are both within close proximity and offer a fantastic range of high street 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 69 Sq M / 745 Sq Ft.

Ground 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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