



5/8 Calder Place
Sighthill, Edinburgh, EH11 4LR

CALL US ON 0131 447 4747

5/8 Calder Place, Sighthill, Edinburgh, EH11 4LR

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared entry.
- Reception hall with walk-in storage cupboard.
- Further fitted storage.
- Access to attic.
- Good-sized living room.
- Fitted kitchen with appliances.
- Storage cupboard housing the central heating boiler.
- Two generously-proportioned double bedrooms – one with fitted wardrobes.
- Bathroom with shower.
- Gas central heating.
- Double-glazing.
- Communal drying area on top floor.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

This top-floor flat enjoys a convenient position within the popular Sighthill district, with an excellent range of local amenities nearby and easy access to Edinburgh City Centre. Requiring modernisation and redecoration, the property offers considerable potential and presents an appealing opportunity for first-time buyers, couples or buy-to-let investors.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

A.
APPROXIMATELY 0.6 MILES TO WESTER HAILES TRAIN STATION.
APPROXIMATELY 5 MILES TO EDINBURGH AIRPORT.
WITHIN 200 METRES.

LOCATION

Sighthill is a well-connected residential area approximately five miles west of Edinburgh City Centre, offering a good selection of local shops for everyday needs. A broader range of retail and leisure amenities is available nearby at Hermiston Gait and The Gyle Shopping Centre, including major supermarkets and well-known high-street stores. Frequent bus services provide convenient links to the City Centre and surrounding districts, while the nearby City Bypass offers easy access to Scotland's motorway network, the Queensferry Crossing and Edinburgh Airport. Ideally placed for Edinburgh Napier University and Heriot-Watt University, the property is also conveniently located for Edinburgh Business Park and Gogarburn. Leisure opportunities in the area include a multi-screen cinema, swimming facilities, golf courses and the Union Canal, with primary and secondary schooling also available locally.

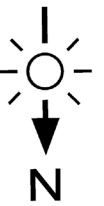
EXTRAS:
THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS, WHICH INCLUDE THE INTEGRATED HOB AND OVEN.



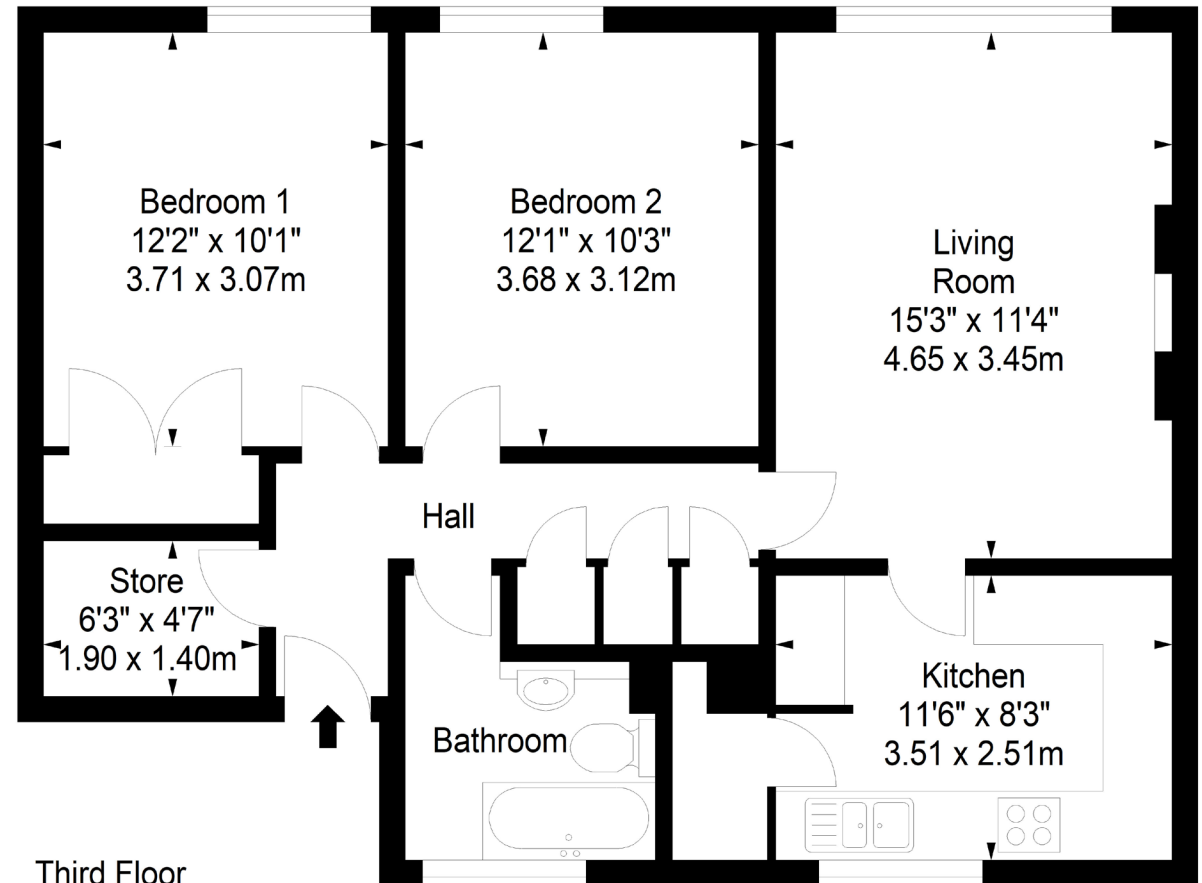
**Calder Place,
Edinburgh,
Midlothian, EH11 4LR**



Approx. Gross Internal Area
736 Sq Ft - 68.37 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.