



**21/4 CALDER GROVE**  
SIGHTHILL, EDINBURGH, EH11 4LX

	<b>2</b>		<b>1</b>	EPC RATING	<b>C</b>	COUNCIL TAX BAND	<b>A</b>
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Virtually staged by Property Studios



## SUMMARY

Situated within an established residential area of well-connected Sighthill, this two-bedroom first-floor flat is sure to appeal to first-time buyers, young families, professionals, couples, and rental investors alike. It offers a blank canvas of fresh neutral décor for its new owner to put their own stamp on. Local amenities include excellent shops (Hermiston Gait Retail Park is a few minutes' drive away), education facilities including schools, a college campus, and university campuses, transport links (there are two train stations within easy reach), and open spaces, as well as a cycle route on the doorstep.

Extras: The property shall be sold as seen. Please note, some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.

## FEATURES

- First-floor flat in Sighthill
- Shared entrance and stairwell
- Hallway with built-in storage
- Spacious, west-facing living/dining room
- Bright breakfasting kitchen
- Two well-proportioned double bedrooms
- Versatile box room
- Modern bathroom with shower-over-bath
- Ample unrestricted on-street parking
- Gas central heating and double glazing





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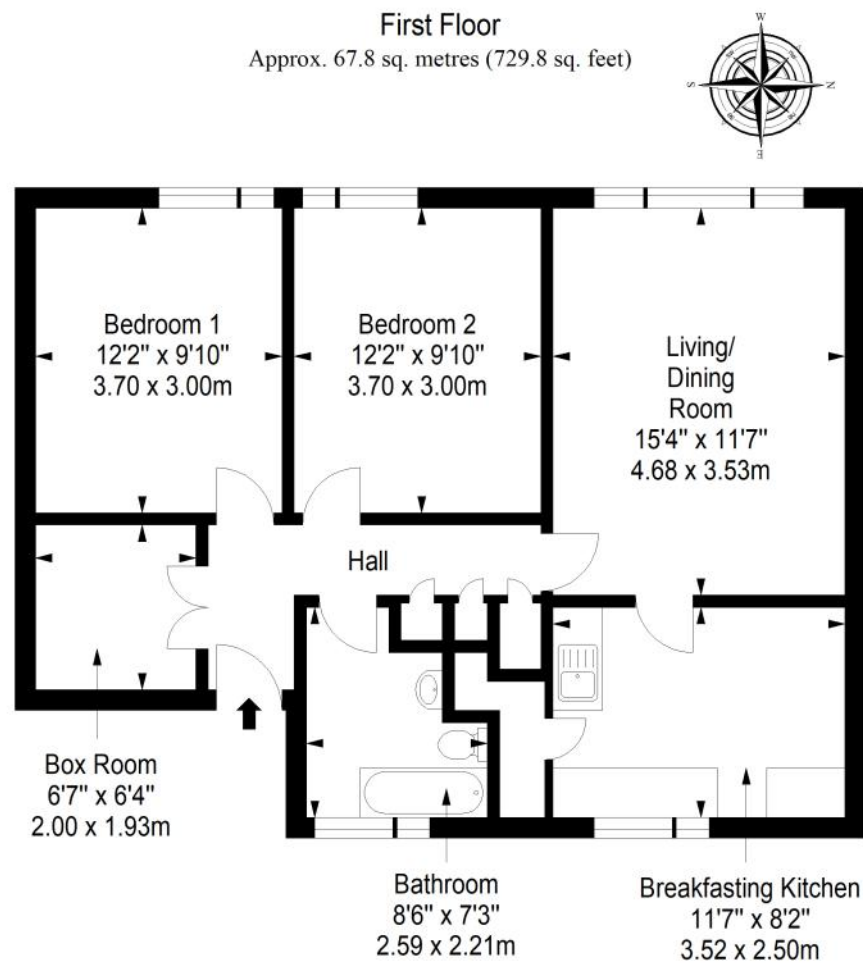
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN



Total area: approx. 67.8 sq. metres (729.8 sq. feet)