



28/6 Calder View
Edinburgh, EH11 4HY

Spacious second floor flat

Welcoming hall with excellent storage

Bright living room with open outlook

Kitchen with dining space

Three well-proportioned bedrooms

Bathroom with shower

Gas central heating

Double glazing

EPC: C

Council tax band: A

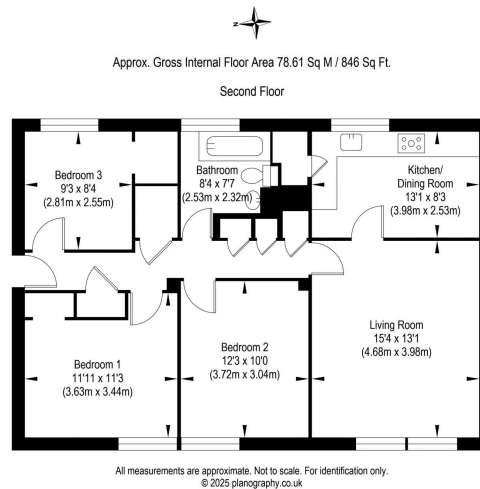




28/6 Calder View is a bright and generously proportioned three bedroom flat, set on the second floor, situated in the popular residential location of Sighthill. The property combines excellent space with efficient modern comforts, making it an attractive choice, both as a comfortable home or a proven rental investment. With gas central heating and full double glazing already in place, the flat offers a warm and energy-efficient living environment. Buyers may also wish to add their own style through simple cosmetic touches such as fresh flooring or new carpets, allowing the new owner to personalise the property to individual taste. Thanks to its versatile layout, strong EPC rating C, and excellent transport connections, the property is suited to a wide range of buyers - from first-time purchasers and families to investors seeking reliable returns.

The accommodation comprises: Welcoming entrance hall with excellent built-in storage, bright lounge with window to the front, fitted kitchen with ample units and space for dining, three spacious bedrooms (two with built-in storage), and bathroom fitted with shower, w.c. and wash hand basin. Ample on-street parking lies to the front.

Calder View is located around five miles west of Edinburgh city centre and is well placed for both commuters and students. Local amenities are within easy reach and the area benefits from excellent transport links, with regular buses into the city centre and easy access to the Edinburgh City Bypass, Airport, and motorway network. The property is also ideally located for Heriot-Watt and Napier Universities, making it particularly appealing to investors. Nearby schools and leisure facilities, including a community pool, add further to the area's convenience.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

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