



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10/8 Calder Court

Sighthill, Edinburgh, EH11 4JZ

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Set in Sighthill, within easy reach of central Edinburgh, this three-bedroom third-floor flat is a sunny family home with a bright and airy reception room, a kitchen, three double bedrooms (one with a built-in wardrobe), a bathroom with a shower over the bath and a towel radiator. Now requiring cosmetic upgrading and renovation to unlock its full potential, the three-bedroom property is sure to appeal to a wide range of buyers, including first-time buyers, couples, families and professionals.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Property Summary

- Third-floor flat in Sighthill
- Part of an established development
- Exciting opportunities for modernisation
- Entrance hall with storage
- Sunny and spacious living/dining room
- Kitchen with fitted units
- Three double bedrooms (one with a wardrobe)
- Bathroom with overhead shower and towel warmer
- Communal garden grounds
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - A
- Home Report Value - £125,000







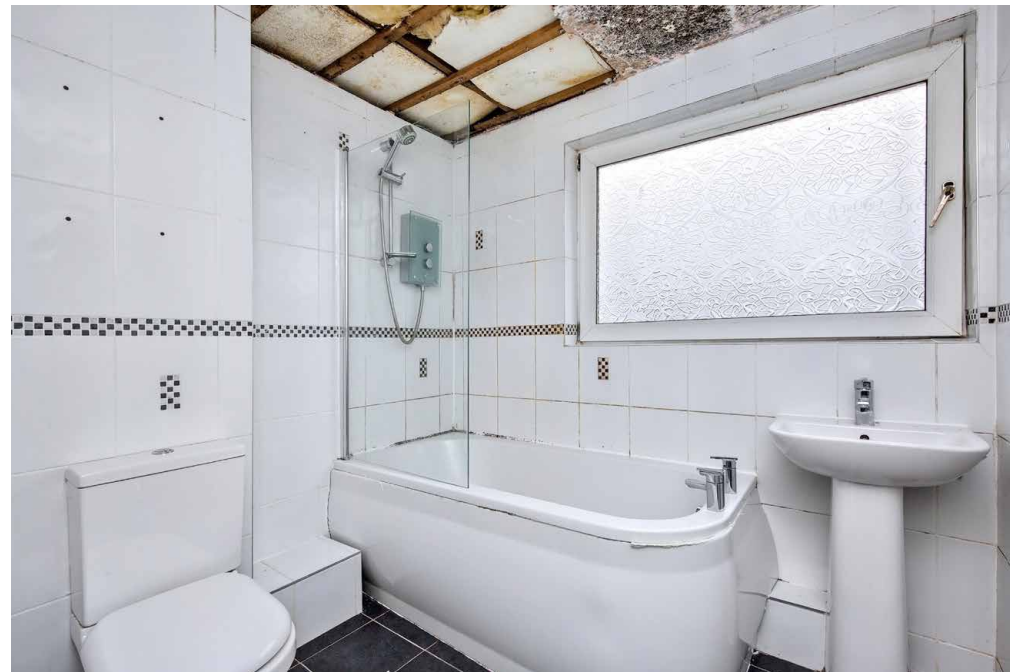
A sunny family home with
a bright and airy reception
room and a kitchen with
fitted units.







Now requiring cosmetic
upgrading and renovation
to unlock its full potential.





Let us help you find your next
dream property!



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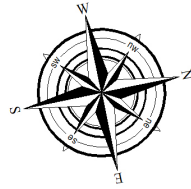
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



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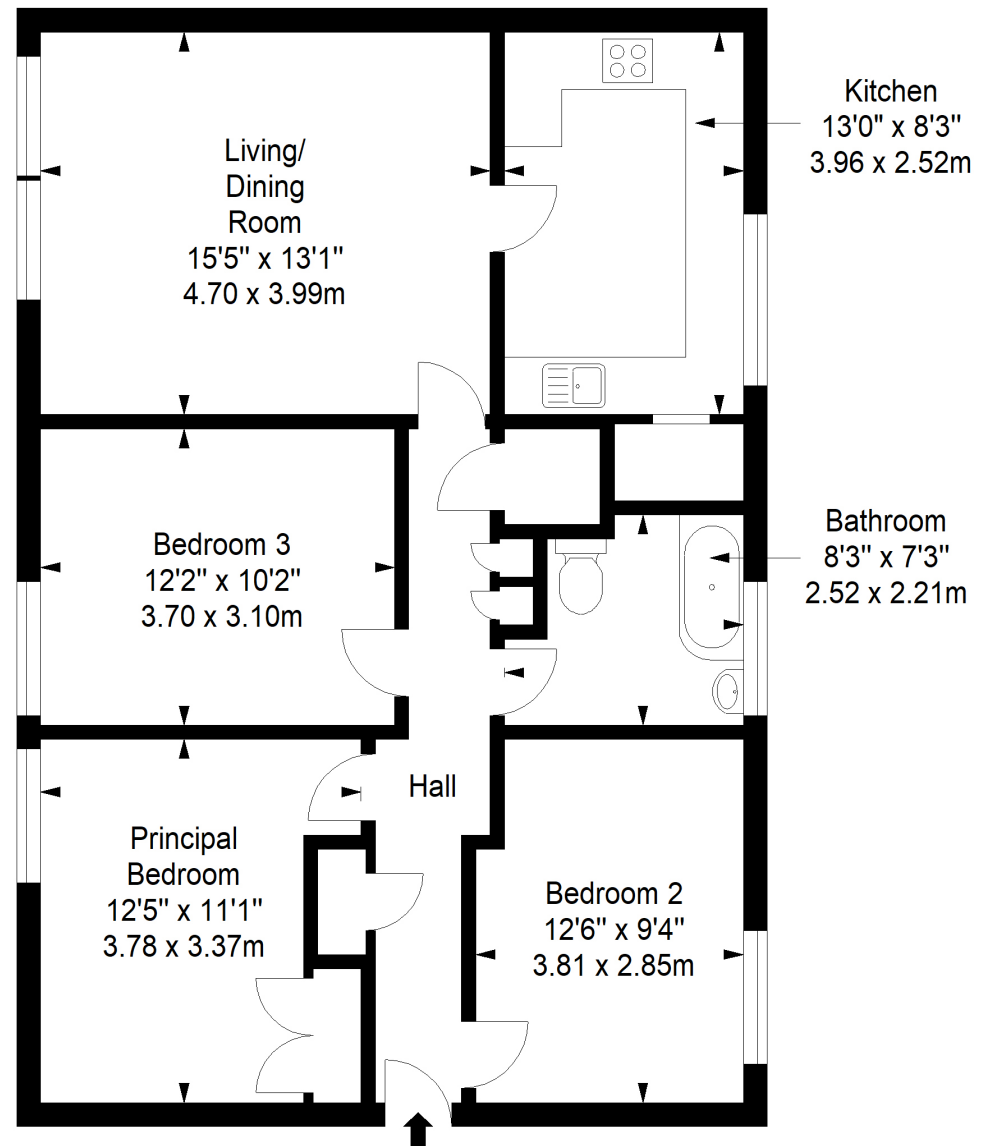
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Third Floor

Approx. 82.3 sq. metres (885.9 sq. feet)



Total area: approx. 82.3 sq. metres (885.9 sq. feet)