



16/3 Calder Grove  
SIGHTHILL | EDINBURGH | EH11 4LY

  
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Set on a quiet street in the heart of Sighthill, moments from excellent amenities, quick transport links and vast open green spaces is this spacious ground floor apartment. Now in need of modernisation this property has the potential to make an ideal purchase in a sought-after location. The accommodation comprises a welcoming entrance hallway, large lounge with generous dining space and kitchen off, two well-proportioned double bedrooms, Shower room and the flat is completed by an ample sized box room. There is plentiful parking outside nestled around manicured communal grounds.

- Ground floor apartment
- Now in need of modernisation
- Manicured communal grounds
- Welcoming hallway
- Useful box room
- Bright lounge
- Separate kitchen
- Two double bedrooms
- Shower room

Extras: Property to be sold as seen. EPC Rating: F



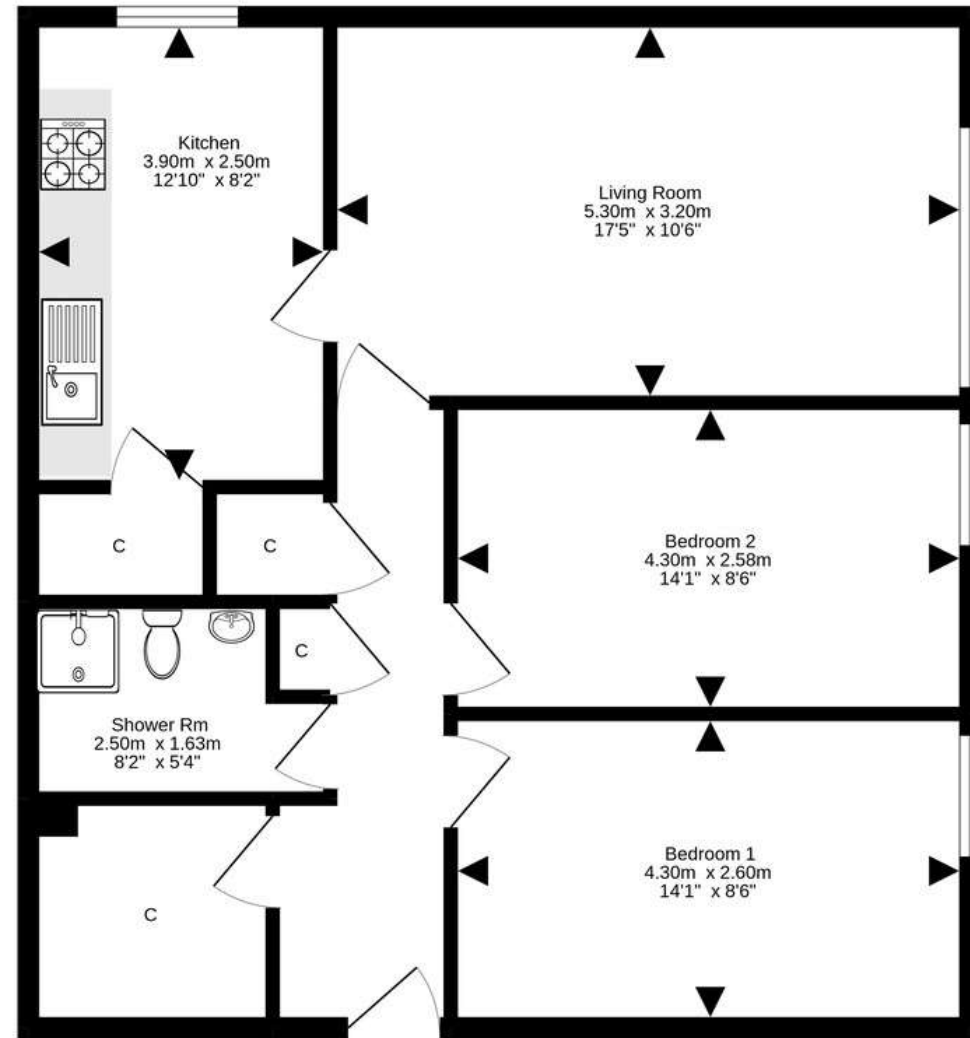
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The property is located in the popular Sighthill area of Edinburgh, which lies to the west of the city centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops can be found at the Wester Hailes Centre, with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema. The impressive Gyle Complex can be easily accessed, as can the Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus on hand for the more mature student. The property is also well placed for those working at the Edinburgh Business Park and the Royal Bank of Scotland Headquarters at Gogar. An efficient bus service operates to other parts of the city and the city bypass and main motorway networks are also within easy reach.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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