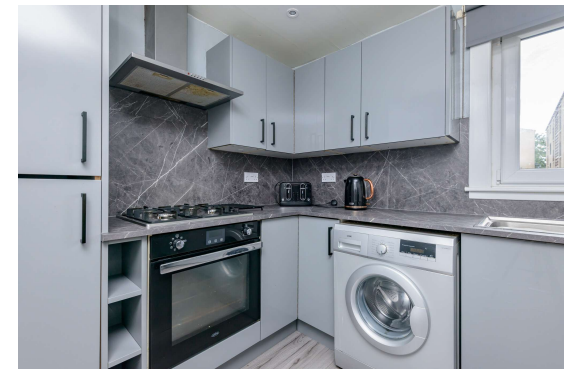




11/3 Calder Court
EDINBURGH, EH11 4LB

A

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

The property is located in the popular Sighthill area of Edinburgh, which lies to the west of the city centre. The flat is well placed 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 and Heriot Watt Universities and Edinburgh College 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 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.

DESCRIPTION

11/3 Calder Court is a well presented and spacious one bedroom first floor flat, located in a popular and convenient residential area. The accommodation, which would make an ideal first time buy or investment, comprises: welcoming entrance hall with three cupboards; bright and generously proportioned living room; well-equipped kitchen with integrated gas hob and electric oven; good sized double bedroom with fitted wardrobe and contemporary bathroom with electric shower over bath. Further benefits include: gas central heating; double glazing; communal gardens; ample unrestricted on street parking; close proximity to prominent universities such as Napier University & Herriot Watt University as well as Edinburgh College, and easy access to motorway network.

The energy efficiency rating for this property is band C

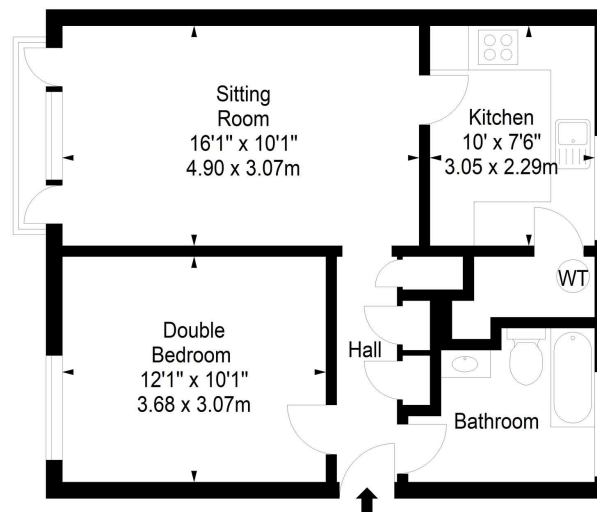
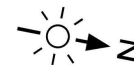
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.

Calder Court,
Edinburgh,
Midlothian, EH11 4LB



Approx. Gross Internal Area
503 Sq Ft - 46.73 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



A ANNAN
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rightmove

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