



12/8 Calder Court, EDINBURGH, EH11 4LB



Welcome

Welcome to Calder Court, situated within a well-established residential area of Sighthill boasting lovely views to Edinburgh Castle and the Pentland Hills. This top floor flat offers bright, comfortable living with excellent local amenities and transport links nearby. Calder Court is conveniently located for easy access to Edinburgh city centre, with a range of local shops, schools, and leisure facilities nearby, making this an ideal purchase for first-time buyers, professionals, or investors alike. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage facilities
- Living room front facing
- Fitted kitchen
- Two bedrooms
- Stylish bathroom presented as a shower room
- Gas central heating
- Double glazing
- Communal garden areas and drying green
- Ample residents and visitors parking





Sighthill

Sighthill is located approximately six miles to the west of Edinburgh City Centre and has a variety of convenient local shops to meet day to day needs. For more extensive amenities, Hermiston Gait and the Gyle Shopping Centre are both within close proximity and offer a fantastic range of high street shops. The area is well served by a frequent bus service to the City Centre and many surrounding areas and the City-Bypass is also close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. The property is close to Napier and Heriot Watt University campuses and ideally located for Edinburgh Business Park and Gogarburn. The local area boasts many leisure and recreational facilities including a multi-screen cinema, swimming pool, golf courses and The Union Canal. Local schooling is well represented from Primary to Secondary level.

Extras

The kitchen appliances, blinds and fitted floor coverings are included.



Get in touch

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Property Hub:

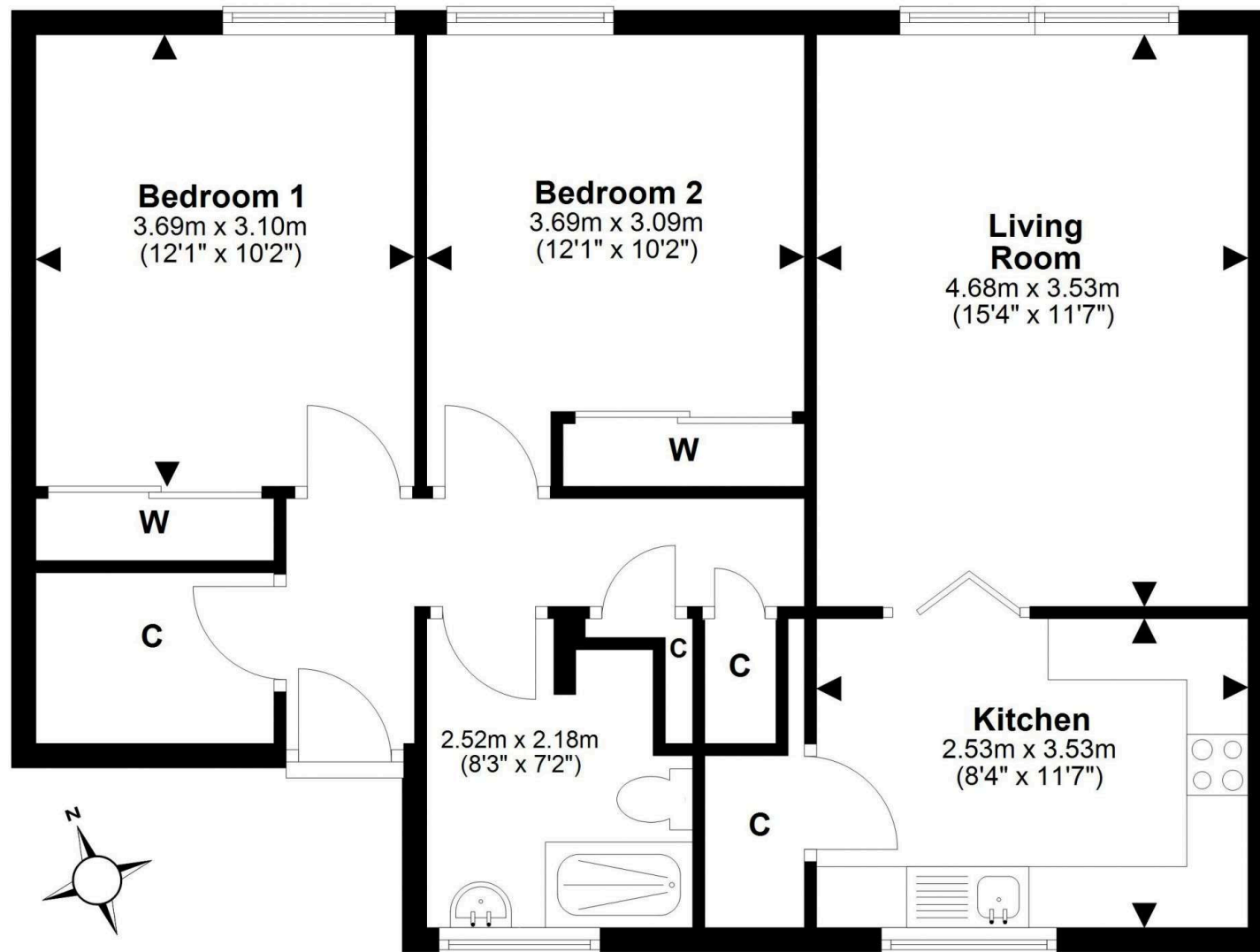
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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