



Offers Over
£140,000

3/3 Calder Place

Sighthill | Edinburgh | EH11 4LR

An excellent opportunity has arisen to purchase this light-filled, generously proportioned first floor flat situated within the popular Sighthill area which lies to the West of the City Centre. The property is conveniently positioned close to excellent local amenities and transport links with reputable schooling all within easy reach.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - A



Description

The light and neutral accommodation shall undoubtedly appeal to the first time buyers, families or rental investors alike and merits internal viewing to be fully appreciated. Accessed via a secure door entryphone system, the property comprises; entrance hallway with superb storage provisions. There is a spacious reception/dining room, a fitted kitchen with adequate space for breakfast table and chairs, three good sized double bedrooms, two with built-in storage provisions and a modern shower room with three piece suite including corner shower enclosure with mixer shower. Further benefits include gas central heating with combi boiler and double glazing.

Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the cooker, fridge/ freezer and washing machine.

Gardens and driveway

There is a communal garden to the rear of the property and ample unrestricted parking is available to the front and surrounding streets.

Viewing

By appointment with Neilsons on 0131 625 2222.





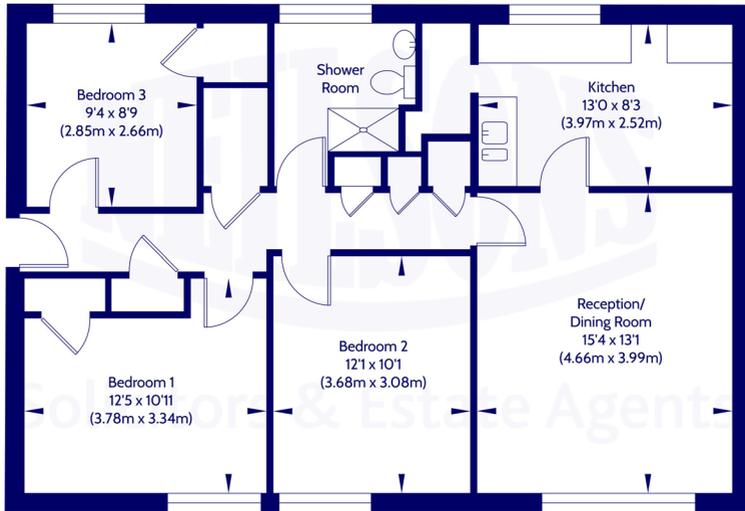
Location

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 including a Tesco, Morrison's and Marks and Spencer's. 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.





Approx. Gross Internal Floor Area 81 Sq M / 867 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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