










Offers Over
£125,000

34/6 Calder Gardens

Sighthill | Edinburgh | EH11 4JS

Fantastic opportunity to acquire this light-filled and generously proportioned two-bedroom first floor flat, quietly situated within the popular Sighthill area to the west of Edinburgh's city centre. Conveniently positioned close to excellent local amenities, and superb transport links, the property is ideally suited to first-time buyers, couples, and buy-to-let investors.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Shared gardens & drying green
-  On-street parking
-  EPC Band - C
-  Council Tax Band - A



Description

The accommodation begins with a welcoming entrance hallway, benefiting from three good-sized storage cupboards, providing excellent everyday practicality. The bright and airy lounge/diner enjoys a pleasant front-facing aspect and offers a comfortable space for both relaxing and entertaining. Flowing seamlessly from the lounge is the modern kitchen, newly fitted in 2023. Well-appointed with a range of integrated and freestanding white goods, it also features a useful fitted pantry cupboard and is finished with crisp white units complemented by contrasting dark worktops. There are two sizeable front-facing double bedrooms. One benefits from integrated double wardrobes, while both offer ample space for freestanding furniture and a variety of layout options. A versatile box room with fitted shelving provides excellent flexibility and would make an ideal home office, dressing room, or additional storage space. Completing the accommodation is the well-kept bathroom, fitted with a white suite incorporating a shower over the bath, partial wall tiling, and a practical pop-out storage cupboard.



Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Gardens & Parking

Externally, residents have access to a shared drying green on the landing together with well-maintained communal garden grounds. Unrestricted on-street parking is available, providing ample space for both residents and visitors.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, and dishwasher, freestanding fridge-freezer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

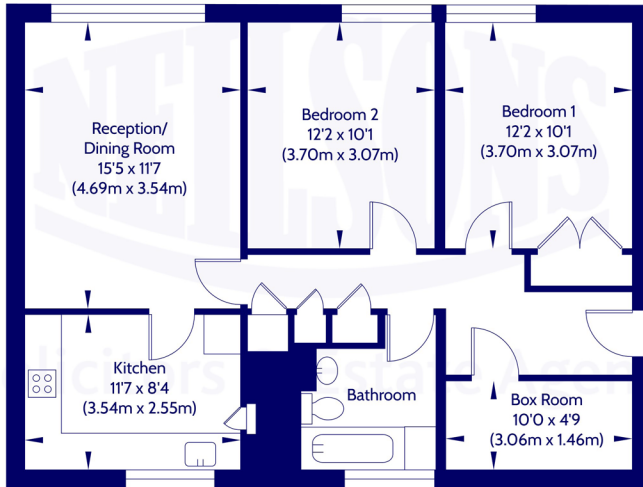
Sighthill is located approximately six miles to the west of Edinburgh City Centre and has a variety of convenient local shops to meet day to day needs. For more extensive amenities, Hermiston Gait and the Gyle Shopping Centre are both within close proximity and offer a fantastic range of high street 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 73 Sq M / 785 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

