



RALPH SAYER
SOLICITORS & ESTATE AGENTS

18/6 Calder Drive

Sighthill, Edinburgh, EH11 4LS

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This two-bedroom second-floor flat has a convenient location in Sighthill, positioned within easy walking distance of a supermarket, the local primary school, and a children's playpark. The south-facing residence offers bright and airy interiors, as well as the benefit of unrestricted residents' parking. It also has a quality kitchen and three-piece shower room, while the two double bedrooms ensure versatile space for commuters, first-time purchasers, and small families alike. Certain aspects of the flat would benefit from cosmetic modern upgrades, allowing buyers to set the style and standards to their own tastes.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (double oven, ceramic hob, extractor hood, and dishwasher), a freestanding fridge/freezer, and a washing machine to be included in the sale.



Property Summary

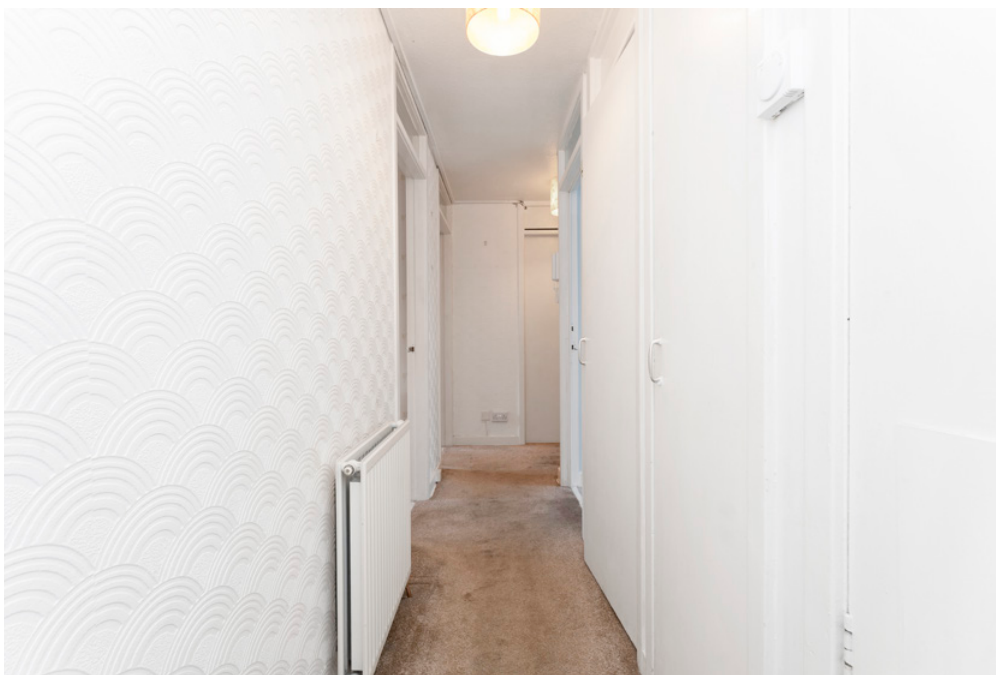
- A bright and airy second-floor flat
- Established development in Sighthill
- Secure telephone entry-system
- Entrance hall with generous storage
- Living room with south-facing aspect
- Well-appointed, modern kitchen
- Two double bedrooms (one with wardrobe)
- Bright three-piece shower room
- Unrestricted residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - A | Home Report value - £120,000







Living room with south-facing aspect and a well-appointed, modern kitchen







Two double bedrooms
(one with wardrobe) and a
bright three-piece
shower room





Let us help you find your next
dream property!



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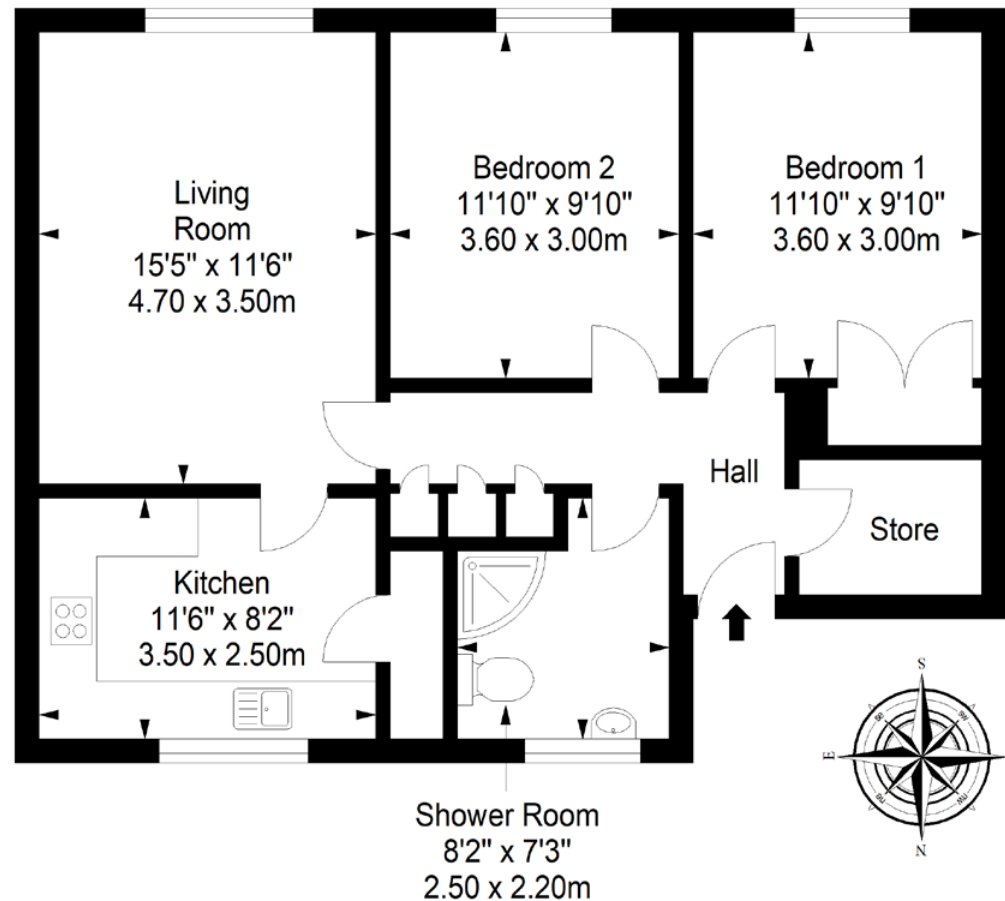
CHARTERED FIRM

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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor
Approx. 67.2 sq. metres (723.4 sq. feet)



Total area: approx. 67.2 sq. metres (723.4 sq. feet)