



RALPH SAYER
SOLICITORS & ESTATE AGENTS

20/5 Calder View

Sighthill, Edinburgh, EH11 4HY

20/5 Calder View

Enjoying three bedrooms, a spacious reception room, a breakfasting kitchen, and a bathroom, this second-floor flat enjoys partial hill views and forms part of an established development in Sighthill. Externally, the development is accompanied by shared gardens and a drying area, as well as unrestricted parking. The home is sure to appeal to first-time buyers, young families, professionals, couples, and rental investors alike, and it lies close to local amenities and transport links.

Extras: all fitted floor coverings, window coverings, and light fittings will be included in the sale.



Property Summary

- Second-floor flat in Sighthill
- Shared entrance and stairwell
- Hall with excellent built-in storage
- West-facing living/dining room
- Breakfasting kitchen
- Three bedrooms (two with storage)
- Four-piece family bathroom
- Generous shared gardens and drying area
- Ample unrestricted parking
- Gas central heating
- Double-glazed windows
- EPC Rating - D | Council Tax Band - A





Second-floor flat in Sighthill, three bedrooms (two with storage) and a four-piece family bathroom



Let us help you find your next
dream property!



RALPH SAYER
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 **CHARTERED FIRM**

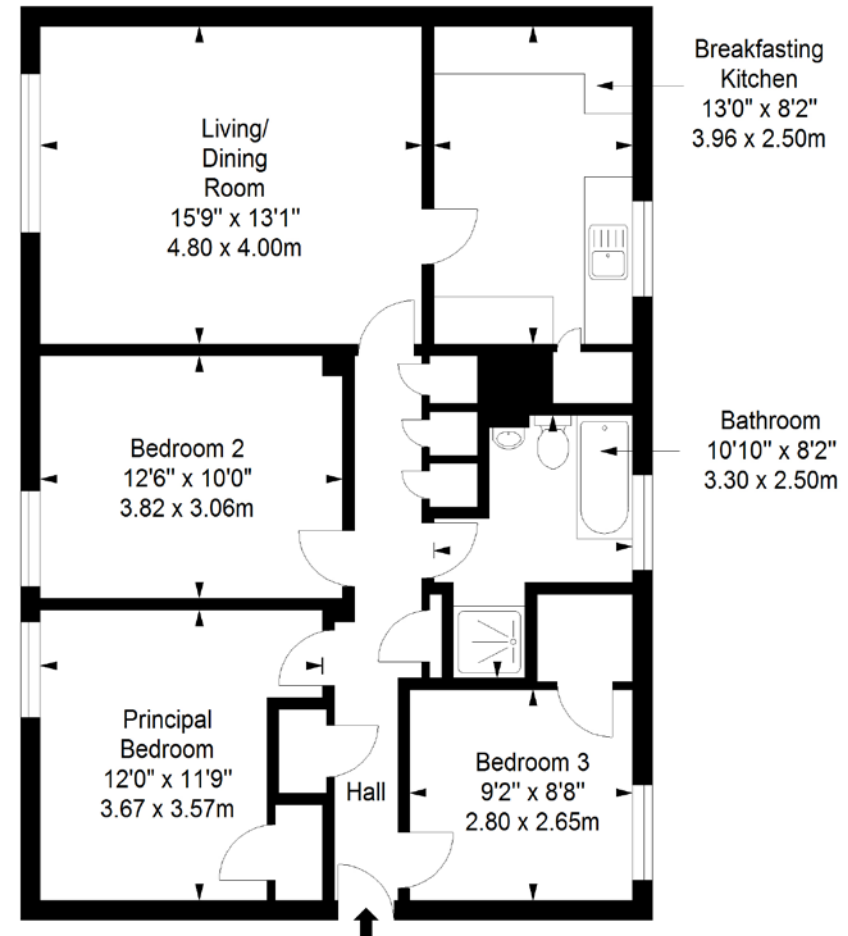
  

DISCLAIMER

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. 81.9 sq. metres (881.6 sq. feet)



Total area: approx. 81.9 sq. metres (881.6 sq. feet)