



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

**9/4 Calder Court**

SIGHTHILL, EDINBURGH, EH11 4JZ



LOUNGE



BEDROOM ONE



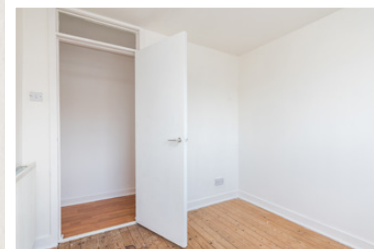
BEDROOM THREE



BEDROOM TWO



KITCHEN



EXTERIOR



BATHROOM



HALLWAY

# 9/4 CALDER COURT, EDINBURGH

A SPACIOUS THREE BEDROOM FLAT WITHIN THE POPULAR SIGHTHILL AREA OF EDINBURGH THIS PROPERTY WILL APPEAL TO A VARIED RANGE OF BUYERS AND INVESTORS ALIKE

## LOCATION

The property is located within the Sighthill area lying west of Edinburgh City centre. Close by you will find local amenities and shopping, with excellent road and public transport links for travel. A regular bus service runs to the city centre and surrounding areas and the property is also ideally placed for access to the City Bypass.

The property is within easy reach of Westside Plaza Shopping Centre, which offers a wide range of shopping facilities and a multiplex cinema. Further shopping facilities and amenities are available at the Gyle Shopping Centre and Hermiston Gait, both of which are a short distance away. There are local schools from primary through to secondary within easy reach, as well as further education at Stevenson College, Napier University and Heriot-Watt Riccarton Campus.

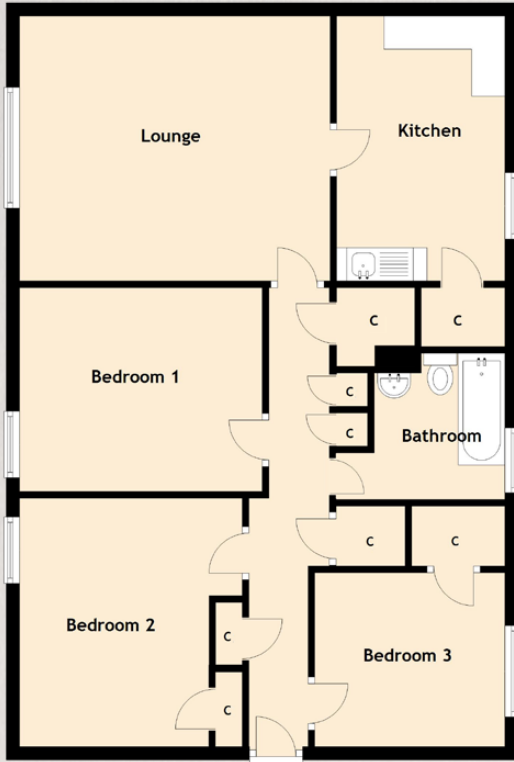
## PROPERTY

Subject to a Buyer's Premium is this well proportioned, three bedroom first-floor flat. This property will appeal to a varied range of buyers and investors alike.

Internally the property is all in order with scope for cosmetic change and briefly consists of an entrance hallway, a bright well-proportioned lounge with access to the kitchen at the front of the property. There are three good sized bedrooms with bedroom two and three featuring built-in storage space. Further storage spaces can be found throughout the hallway, allowing the property to be kept clean and tidy.

Finally, the property is completed by a three-piece bathroom. The property further benefits from gas central heating and double glazing throughout to ensure a cosy living environment all year round.

Externally there are communal grounds and plenty of free on-street parking.



## Approximate Dimensions (Taken from the widest point)

Lounge	4.67m (15'4") x 3.99m (13'1")
Kitchen	3.99m (13'1") x 2.53m (8'4")
Bedroom 1	3.65m (12') x 3.07m (10'1")
Bedroom 2	3.74m (12'3") x 3.35m (11')
Bedroom 3	2.86m (9'5") x 2.62m (8'7")
Bathroom	2.00m (6'7") x 1.90m (6'3")

## Gross internal floor area (m<sup>2</sup>)

81m<sup>2</sup>

## EPC Rating

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**Buyer's Premium Value : £1650.00**

## Extras (Included in the sale)

All fixtures, fittings, floor coverings and appliances.

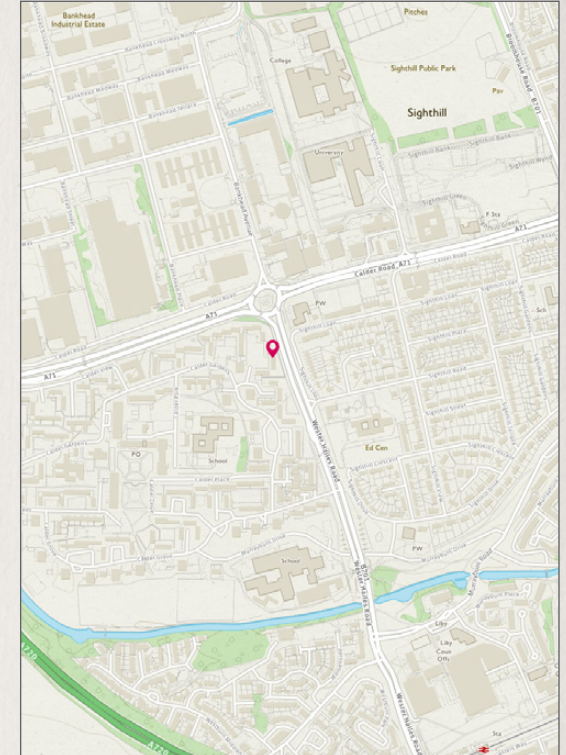


Image credit: <https://www OrdnanceSurvey.co.uk/omaps/>

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Text and description  
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