

# 2/1 Calder View

SIGHTHILL, EDINBURGH, EH11 4HU



*VERY WELL PRESENTED 3 DOUBLE  
BEDROOM GROUND FLOOR FLAT*



0131 524 9797



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McEwan Fraser Legal is delighted to present this three double bedrooms ground floor flat, a spacious reception room, a breakfasting kitchen, and a bathroom, this ground floor flat enjoys partial hill views and forms part of an established development in Sighthill. Externally, the development is accompanied private garden 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.















**Bedroom 1**







**Bedroom 2**







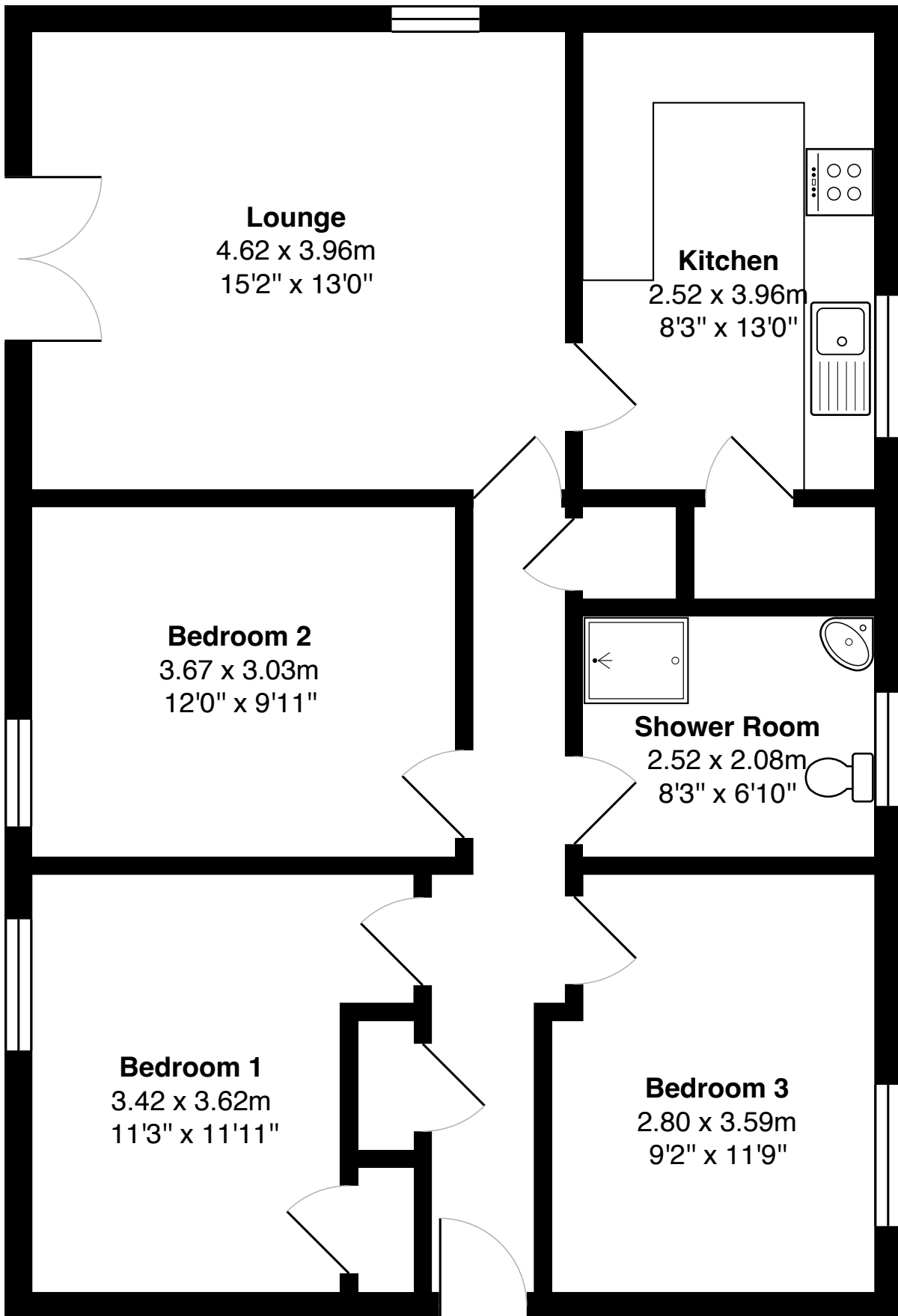
**Bedroom 3**











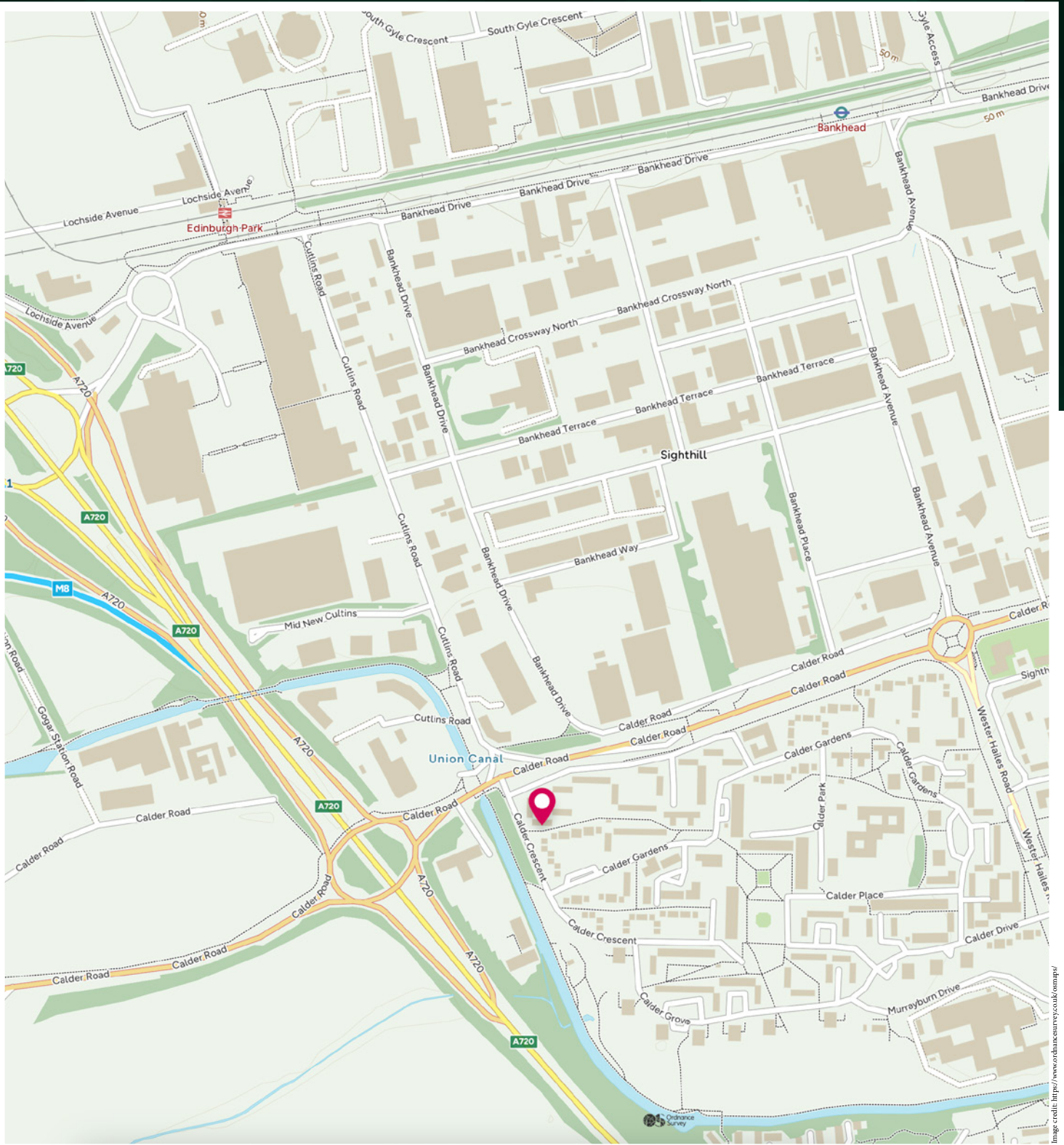
Gross internal floor area (m<sup>2</sup>): TBCm<sup>2</sup>

EPC Rating: TBC









# McEwan Fraser Legal

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Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



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Layout graphics and design  
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