



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**13/7 Calder Grove**  
Sighthill, Edinburgh EH11 4NB

# 13/7 Calder Grove

Offering generous proportions and lovely views, this two bedroom third(top) floor flat is located west of the city centre. The predominantly south-facing property is sure to appeal to a wealth of buyers and lies conveniently close to access the city by-pass, the Gyle business park, Heriot Watt University, Napier University (Sighthill campus) and Edinburgh airport.

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

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## Property Summary

- Conveniently located on the western edge of Edinburgh
- Third (top) floor flat with lovely open views
- Spacious lounge/diner
- Fitted kitchen
- Double bedroom with built-in wardrobes
- Further double bedroom
- Family bathroom with shower bath
- Ample resident parking
- Gas central heating & double glazing
- EPC Rating - D | Council Tax Band - A





Bright & spacious flat with excellent storage & lovely views



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**dream property!**



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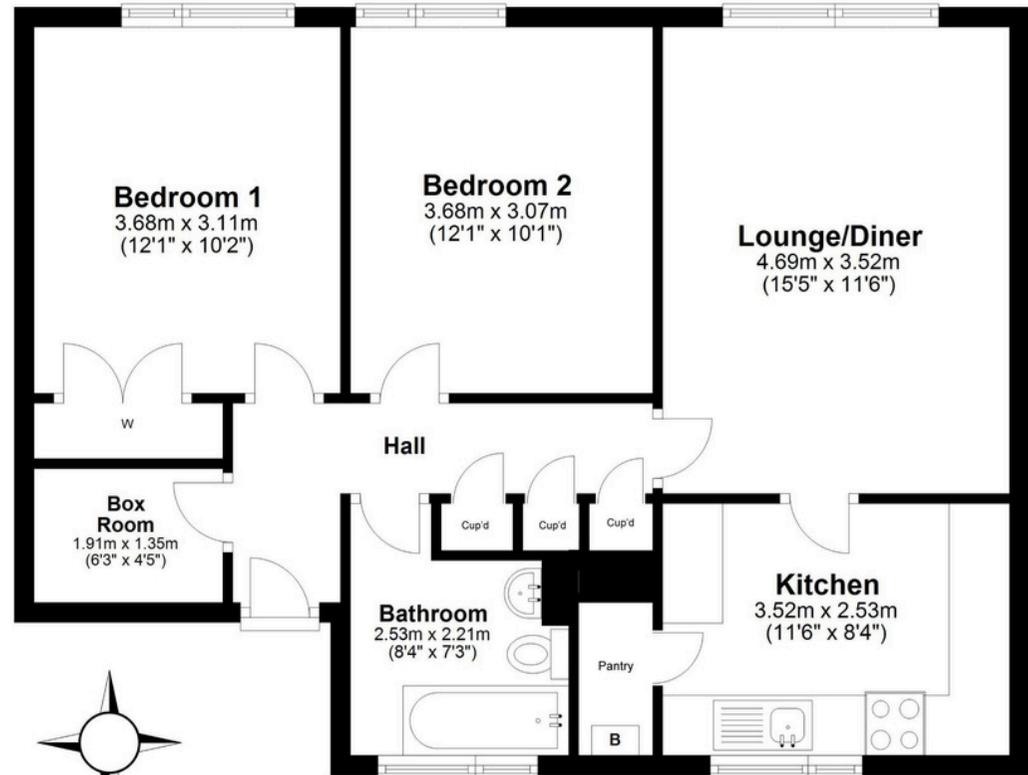
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**DISCLAIMER**

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.



**Third Floor**

Approx. 67.5 sq. metres (726.4 sq. feet)



VIEW FROM FLAT

## Location

Sighthill is a popular residential district, located approximately 4 miles, west of the city centre. Various local amenities can be found nearby. Ideally located for Heriot Watt University, Edinburgh Napier University's Sighthill campus, Edinburgh College campus and the Gyle Business Park. Larger retail shopping can be found at Hermiston Gait and the Gyle Shopping Centre. There are many local parks, gyms nearby. Excellent transport links, include regular bus services, the trams and local train station at Edinburgh Park. Direct access to Edinburgh city by pass, links to all major road networks, including the M8, M9, the Forth Road Bridge and easy access to Edinburgh International Airport.