



1 Sighthill Place, Edinburgh, EH11 4PF

Tastefully Presented & Spacious, Three-Bedroom Lower Villa with Gardens & a Driveway

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Property Description

Tastefully presented and spacious, three-bedroom, lower villa, with generous gardens and a driveway. Set on a corner plot, in the popular Sighthill area, lying to the west of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, three flexible bedrooms, and a family bathroom.

Features include a fitted kitchen with appliances, a modern bathroom, and superb storage. Additionally, there is HIVE gas central heating (boiler approx. 2yrs old) and double glazing.

Highly maintained gardens include a paved driveway and generous lawn to the front with a mix of shrubbery, whilst an enclosed rear garden has a synthetic turf lawn, a store shed and a patio.

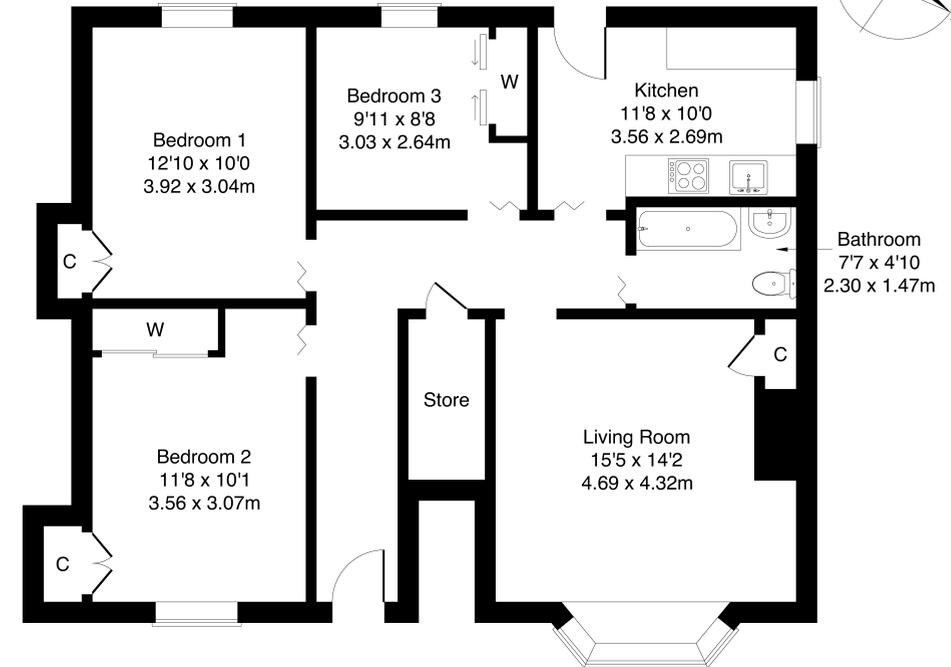
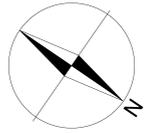
An inviting entrance welcomes you into the property, leading through to a bright and spacious living room finished with carpeted flooring and enhanced by a large window that allows plenty of natural light to fill the space. The kitchen is fitted with tiled-effect flooring, wood-effect countertops complemented by a tiled splashback, and includes a stainless steel sink with drainer, a cooker with gas hob, a washing machine, and a fridge/freezer.

All bedrooms are finished with contemporary flooring, with bedrooms two and three further benefiting from mirrored sliding wardrobes providing excellent storage, while bedroom one offers additional space for freestanding furnishings. Completing this family home is the bathroom, presented as a three-piece suite with a shower over the bath.



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Approximate Gross Internal Area: (904 sq ft - 87 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Sighthill is a well-established suburb located to the west of Edinburgh city centre, conveniently close to both Stevenson College and Napier University's Sighthill campus. Residents benefit from an excellent variety of shops and amenities, with larger retail options available at The Gyle Shopping Centre and Hermiston Gait retail park. The area offers a range of

recreational facilities, including Kingsknowe Golf Course, Sighthill Bowling Club, Pure Gym, Sighthill Public Park, and The Corn Exchange event venue. Regular bus services provide easy access to the city centre, while the nearby city bypass offers quick connections to the M8 and the wider motorway network.





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