



93 Sighthill Loan, Edinburgh, EH11 4NT

Well-Presented, Four-Bedroom, Mid-Terrace Home

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Property Description

Well-presented, four-bedroom, mid-terrace home with a private garden and a double driveway. Set in an established, residential area, located in the popular Sighthill district, to the west of Edinburgh city centre.

Comprises an entrance hall, living room, dining kitchen, four flexible bedrooms and a family bathroom.

Features include tasteful decor throughout, a modern kitchen and bathroom suite and good integrated storage. Further features include well-proportioned rooms, gas central heating and double glazing.

Externally the property benefits from a double driveway set to the front as well as an enclosed private rear garden.

A bright entrance hall, with storage, opens into a living room on the left. The well-proportioned reception room offers a versatile floor plan for freestanding lounge furniture and opens, via French doors, into a dining kitchen, with garden access. The kitchen is fitted with light, wood-effect units and includes an integrated oven, a gas hob, a stainless-steel canopy, an American-style fridge/freezer, a dishwasher, a washing machine and a dryer.

Completing the ground floor, a bedroom provides plenty of space for freestanding bedroom furniture and storage.

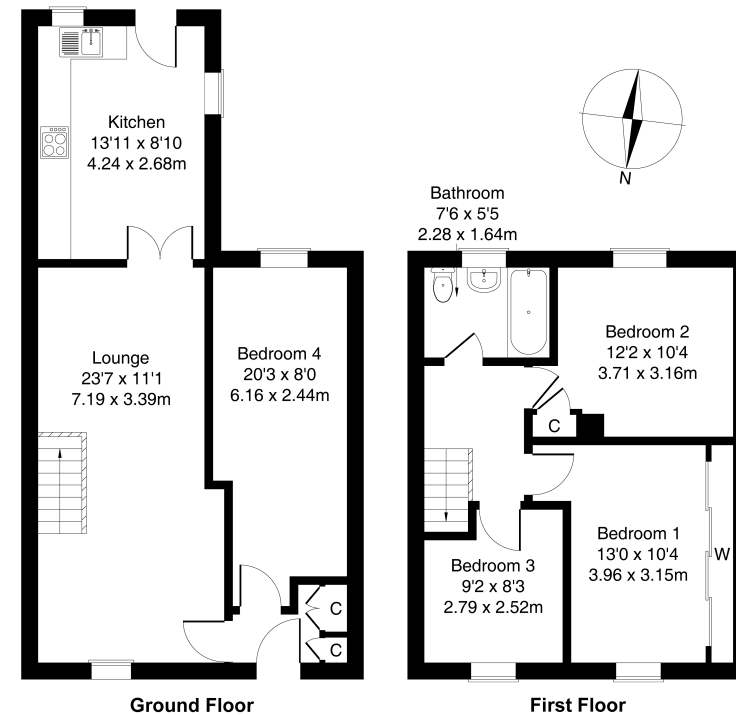
Upstairs, the three remaining bedrooms continue the generous proportions of the ground floor accommodation, with one including built-in cupboard storage and the main bedroom benefiting from integrated wardrobes.

Completing the accommodation a family bathroom comprises a three-piece suite, a shower-over-bath, vanity storage, a ladder-style radiator and panel splash walls.



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Approximate Gross Internal Area: (1012 sq ft - 94 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 area to the west of the city centre, lying within easy reach of both Stevenson College and the Sighthill campus of Napier University. There is an excellent variety of shops, amenities and more extensive retail opportunities available at The Gyle Shopping Centre and Hermiston Gait retail park. Many recreational facilities are available in the area.

such as the Kingsknowe Golf Course, Sighthill Bowling Club, Pure Gym, Sighthill Public Park, and The Corn Exchange. A regular bus service operates to and from the city centre within the area, with the city bypass located a quick drive away, providing easy access to the M8 and the motorway network.





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