



93 Sighthill Drive, Sighthill, Edinburgh, EH11 4QJ

Well Presented & Spacious, Three Bedroom, Upper Villa

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Property Description

Well-presented and spacious, three-bedroom, upper villa, with gardens and a driveway. Located in the Sighthill area, lying to the west of Edinburgh city centre.

Comprises an entrance hall and stairway, living room, kitchen, three bedrooms and a family bathroom.

Features include a stylish modern kitchen, contemporary flooring, gas central heating, double glazing and good storage provision including a semi-converted loft with flooring and lighting.

Externally the property benefits from a driveway to the front; a patio to the side with a storage shed; and an enclosed rear garden with a lawn and a large storage shed.

The entrance hall affords access to the stairway leading to the upper floor hall which provides access throughout the property. To the front, the living room features a large bay window, plain coving, a large storage cupboard, and a tasteful fireplace surround.

To the rear, with a side aspect window, the kitchen is fitted with modern units, wood effect flooring, a sink with drainer, a tiled surround, and a fitted washing machine and dishwasher.

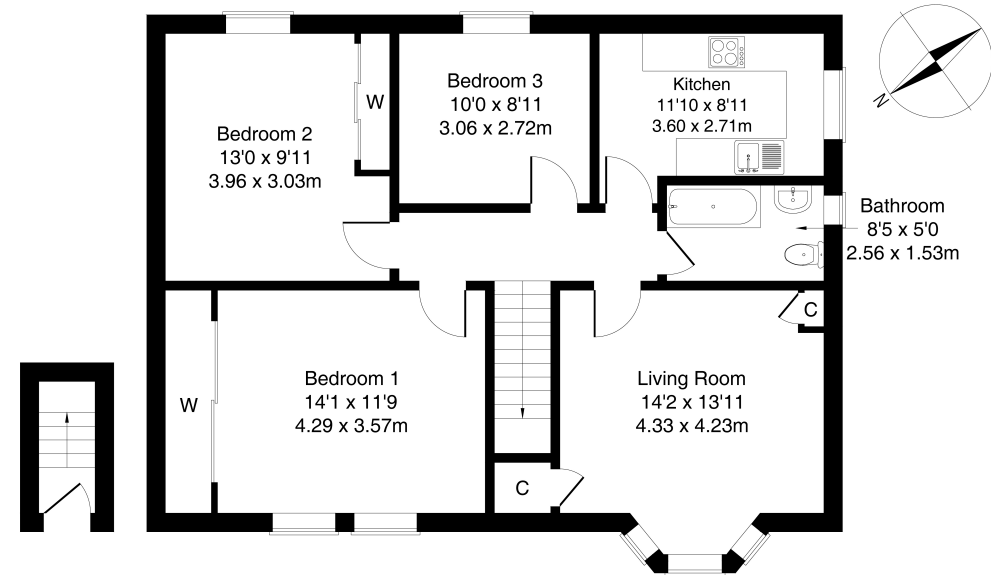
Generously sized bedroom one is set to the front with wood effect flooring, a central light fitting and a large built-in wardrobe with mirror sliding doors. Two further bedrooms are set to the rear, similarly well finished with wood effect flooring and central light fittings, with bedroom two also featuring a built-in wardrobe.

Completing the accommodation, the bathroom is fitted with a three-piece suite with a shower over the bath and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (904 sq ft - 84 sq m.)



Ground Floor

First Floor

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





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