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7 Sighthill Drive, Sighthill, Edinburgh, EH11 4QW

Two Bedroom, Upper Villa

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Property Description

Well presented, two-bedroom, triple aspect, upper villa set on a quiet residential street. Located in the popular Sighthill district, to the west of Edinburgh city centre.

Comprises; an entrance stairway, hall, living room, kitchen, two double bedrooms, and a bathroom. Features include uPVC double glazing, gas central heating, excellent storage provision including a large fully floored attic, a fitted kitchen with appliances and TV and telephone points. Further features include a small plot within a shared rear garden, with ample on-street parking to the front and in the surrounding areas.

An entrance stairway has space for outerwear and leads up to the main hall, which affords access throughout, and offers convenient storage provision with a store cupboard and hatch access to the attic. With plenty of natural light, the bright front-facing living room benefits from light neutral decor with wood-effect flooring, a pendant light fitting, and an Edinburgh press alcove. The kitchen, also set to the front, has fitted units with wood-effect worktops, tiled backsplash, and an inset sink set below a window. Appliances include an integrated oven and gas hob with a canopy above, a freestanding fridge/freezer, and space for further white goods.

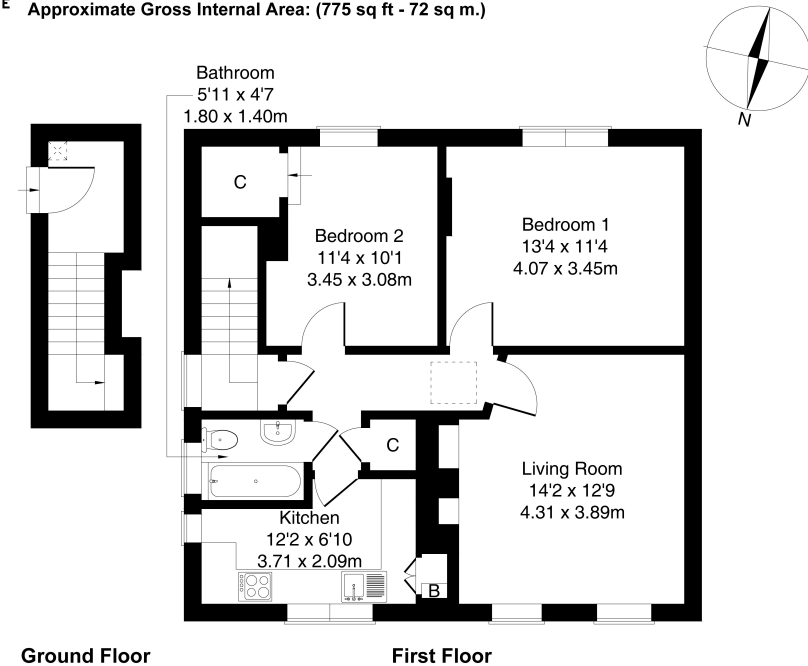
Across the hall and set to the rear, bedroom two features a generous cupboard space, carpeted flooring, and a TV point, whilst adjoining bedroom one is similarly finished and provides ample space for freestanding furniture. Completing the accommodation and set to the side, the contemporary bathroom has a fitted three-piece suite with a shower unit over the bath and modern splash wall panels.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (775 sq ft - 72 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





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