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6 Sighthill Drive, Edinburgh, EH11 4QW

Immaculately Presented, Two Bedroom, Lower Villa with Gardens & Driveway

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Property Description

Immaculately presented and well-proportioned, two-bedroom, traditional lower villa, with gardens and a driveway. Located in the popular Sighthill area, lying to the west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

Brought to the market in exemplary condition, featuring a quality fitted kitchen and a stylish bathroom. Tastefully finished, ready-to-move-in, there is contemporary lighting and decor, gas central heating, double glazing, and a CCTV system.

Externally, the property benefits from a low maintenance driveway to the front; whilst to the rear, a generous garden features a lawn, a patio deck, a two-part storage shed and a brick-built barbecue.

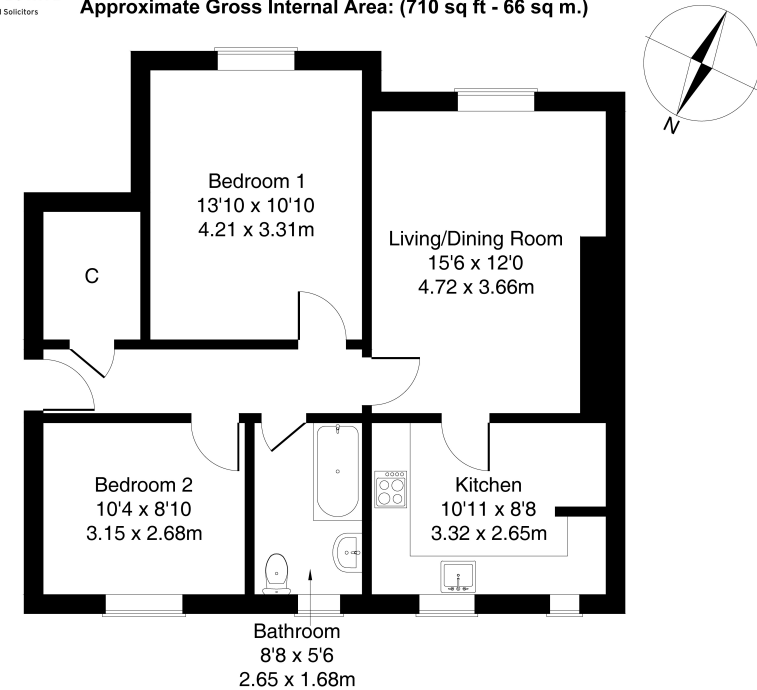
A welcoming entrance affords access throughout the property, and features contemporary carpeted flooring and a generous built-in storage cupboard. Set to the front, enjoying a southerly aspect allowing plentiful natural light, a spacious living room is finished with light decor, plain coving, carpeted flooring and a wall-mount TV point, whilst offering ample space for dining. Set off the lounge, with a rear aspect, a stylish kitchen is fitted with modern units, wood effect worktops, a sink with a drainer, a tiled surround and an integrated hob with an extractor hood.

Two well-finished bedrooms are set to opposite aspects, with bedroom one to the front, offering a generous room size featuring carpeted flooring and ample space for freestanding furniture; whilst bedroom two offers a flexible space for a potential home office if desired. Completing the accommodation, set to the rear, the bathroom is fitted with a modern three-piece suite including a shower over the bath and a ladder-style radiator.

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Approximate Gross Internal Area: (710 sq ft - 66 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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