



120d Sighthill Loan, Edinburgh, EH11 4NT

Beautifully-Presented, Two-Bedroom, South-Facing Mid-Terrace Home, with Gardens & Driveway

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Property Description

Beautifully-presented, two-bedroom, south-facing mid-terrace home, with gardens and a driveway. Located in the popular Sighthill area, lying to the west of Edinburgh city centre.

Comprises a vestibule, living/dining room, kitchen, two double bedrooms, and a bathroom.

Ready-to-move-in, with highlights including a fitted kitchen with a full range of appliances, and contemporary wood flooring.

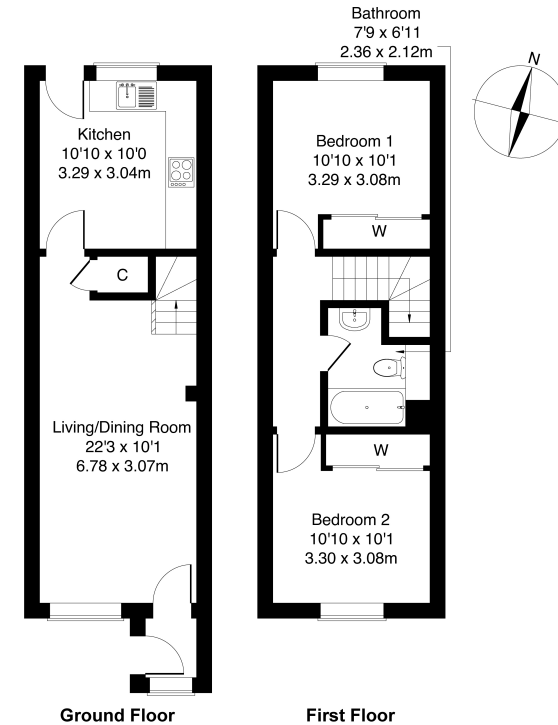
The property consists of light, tasteful decor throughout, gas central heating, double glazing, and super storage including a loft space and built-in wardrobes for both bedrooms.

Set within the convenient Sighthill area, this beautifully presented two-bedroom mid-terrace home offers stylish and comfortable living. The bright entrance porch welcomes you with modern wood-effect flooring, leading into a spacious living and dining room with a contemporary stone-surround fireplace, a wall-mounted TV, and ample space for lounge and dining furniture. A well-equipped kitchen, set to the rear, boasts tiled effect laminating flooring, stone-effect worktops, a tiled splashback, and a full range of modern appliances, including a washing machine, fridge freezer, dishwasher, integrated oven, and gas hob. A door provides direct access to the private rear garden.

Accessed via carpeted stairs, a carpeted landing leads into two well-proportioned double bedrooms set at opposite ends of the home, each featuring carpeted flooring and built-in mirrored wardrobes for excellent storage. The stylish, fully tiled family bathroom is centrally set and includes a three-piece suite with a shower over the bath. Additional storage includes a loft space, ideal for household essentials, accessed via pull-down ladder. Externally, the property enjoys a paved driveway and patio area at the front, while the rear garden offers a mix of lawn and patio space, perfect for outdoor relaxation, with handy storage sheds included. This charming home is ready to move into and offers a superb opportunity for first-time buyers, professionals, or small families. All blinds, curtain poles, and curtains are included in the sale.

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120D Sighthill Loan, Edinburgh, EH11 4NT
Approximate Gross Internal Area: (689 sq ft - 64 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-connected and convenient location just west of Edinburgh city centre, making it an excellent choice for commuters and first-time buyers. The area boasts a variety of local amenities, including supermarkets, shopping facilities, and leisure options. With excellent public transport links, regular bus and tram services provide quick and easy access to

the city, while the nearby City Bypass and M8 motorway ensure seamless travel further afield. Green spaces and local parks offer plenty of opportunities for outdoor activities, and the area is ideally positioned close to major employment hubs, educational institutions, and Edinburgh's vibrant cultural scene.





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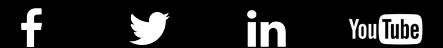
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