



118c Sighthill Loan, Edinburgh, , EH11 4NT

Immaculately Presented, Two-Bedroom, Mid-Terrace Home with Gardens & Driveway

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Property Description

Immaculately 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, highlights include a quality fitted kitchen, extensive quality engineered wood flooring, and a fully-tiled bathroom.

With tasteful decor throughout, further features include contemporary lighting, gas central heating, double glazing, and super storage including a loft space.

Externally, the property benefits from a paved driveway to the front, together with an enclosed garden; whilst to the rear is a synthetic turf lawn and storage sheds.

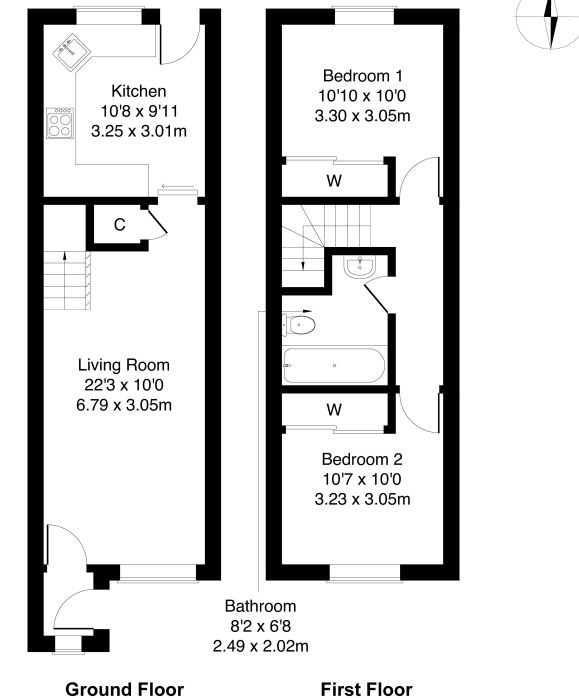
A welcoming entrance vestibule opens into a spacious living/dining room, with engineered flooring, light decor, spotlighting, a built-in cupboard, and a southerly-facing window allowing plentiful natural light. Set to the rear, with a door leading to the garden, a stylish kitchen is fitted with modern units, real-wood worktops, a tiled surround, a Belfast sink, a Range cooker, and an integrated dishwasher.

On the upper floor, two well-presented bedrooms are set to opposite aspects, similarly well-sized and finished, with light decor, engineered flooring, central light fittings, and built-in wardrobes with mirror sliding doors. Completing the accommodation, the fully tiled bathroom is fitted with a three-piece suite including an electric shower over the bath.

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Approximate Gross Internal Area: (678 sq ft - 63 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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