



23 Sighthill Gardens, Edinburgh, EH11 4PL

Spacious and Well-Presented, Three-Bedroom, West-Facing Double-Upper Villa with Private Driveway & Gardens

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Property Description

Spacious and well-presented, three-bedroom, west-facing double-upper villa with a private driveway and gardens. Set on a quiet residential street, located in Sighthill to the west of Edinburgh city centre.

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

Features include neutral décor, double glazing, gas central heating, a fitted kitchen and good storage provision throughout. Externally, features include a rear and a sizeable front garden, with a private driveway to the front, and ample on-street parking on the surrounding streets.

All carpets, floor coverings, curtains, and blinds are included in the sale.

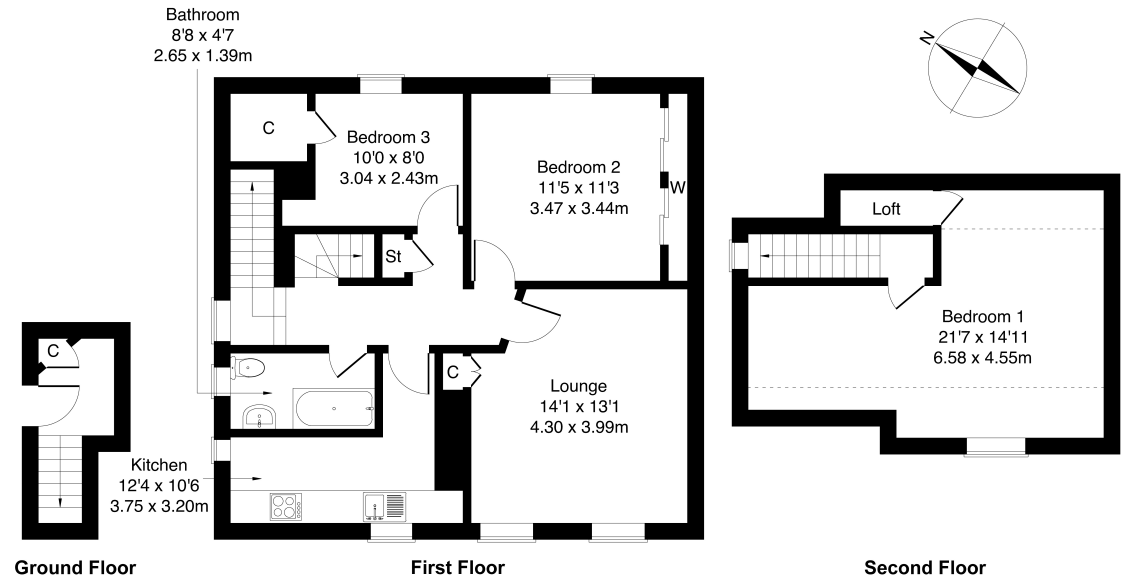
Spacious and well-presented, three-bedroom, west-facing double-upper villa with private driveway and gardens. Ideal accommodation for a couple, young family, or as a buy-to-let investment, the property is accessed via a private ground-floor entrance, with a carpeted staircase leading to the main accommodation on the first floor. A generous twin-windowed lounge provides a welcoming living space, featuring soft carpeted flooring, a built-in storage cupboard, and a living flame gas fire (currently capped). Just along the hall, the fitted kitchen is well-appointed with tile-effect flooring, a tiled splashback, wood-effect worktops, and a sink with a drainer. Appliances include an oven, electric hob with canopy, fridge/freezer, and washing machine—making it a practical and functional space for everyday use. Two well-sized bedrooms are also located on the first floor, both with built-in storage and carpeted flooring.

The principal bedroom benefits from mirrored wardrobes, offering ample storage space. A spacious third bedroom can be found on the upper level, providing a flexible area that could serve as a master bedroom, guest room, or home office. This room also includes convenient hatches to eaves storage. Completing the home is a modern three-piece bathroom suite with tile-effect flooring and a central ceiling light. Additional benefits include gas central heating, with a new boiler installed in 2012, and refitted double glazing throughout (2013), ensuring comfort and energy efficiency.



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Approximate Gross Internal Area: (1044 sq ft - 97 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 residential area located to the west of Edinburgh city centre, offering excellent connectivity and a wide range of local amenities. The area is ideally positioned for students and professionals alike, with Stevenson College and Napier University's Sighthill campus both within easy reach. Residents benefit from a great selection of shops and everyday conveniences, while more extensive retail and leisure options can be found nearby at The Gyle Shopping Centre and Hermiston Gait retail park. Recreational opportunities are plentiful, including Kingsknowe Golf

Course, Sighthill Bowling Club, Pure Gym, and the green open spaces of Sighthill Public Park. The nearby Corn Exchange also hosts a variety of events and entertainment throughout the year. With a regular bus service providing direct links to the city centre and the Edinburgh City Bypass just a short drive away, Sighthill offers quick and convenient access to the M8 and the wider motorway network, making it an ideal location for commuters.





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