



37 Sighthill Drive, Edinburgh, EH11 4QW

Tastefully Presented & Well-Proportioned, Two-Bedroom, Lower Villa with Private Garden

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Property Description

Tastefully presented and well-proportioned, two-bedroom traditional lower villa with private gardens to both aspects. Located in the popular Sighthill area, to the west of Edinburgh city centre.

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

Features include a fitted kitchen, a bright modern bathroom, contemporary flooring throughout, gas central heating, and double glazing.

Externally, the property benefits from a low landscaping to the front and a facing rear garden with a lawn, patios, a store shed and a mix of established shrubbery.

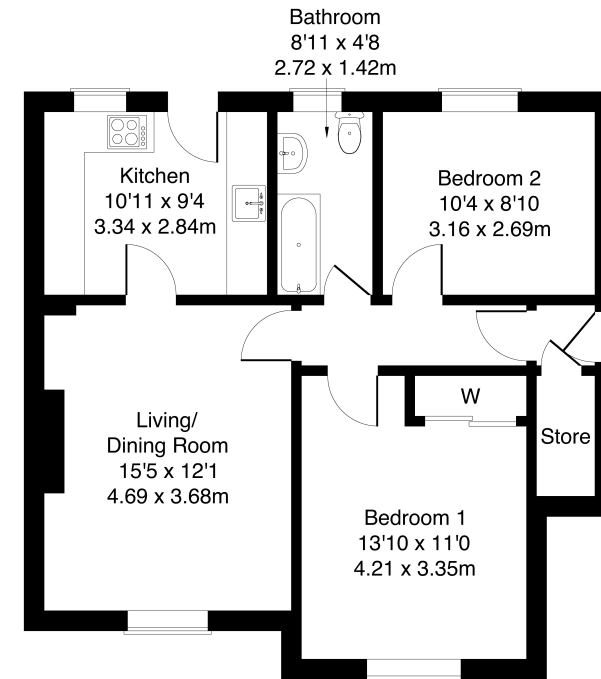
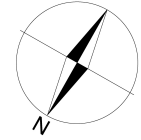
A welcoming vestibule provides access to a deep storage cupboard and opens into the main hall, which leads to all rooms except the kitchen. A front-facing living/dining room is a bright and spacious public space featuring a recently installed gas fireplace with a tasteful surround, coving, and a central light fitting. Set off the lounge, the kitchen offers ample fitted storage and worktop space, a sink with drainer, a tiled surround, and an integrated oven and gas hob, along with a door leading directly to the rear garden.

The front-facing main bedroom includes a built-in wardrobe and a central pendant light fitting, while the second bedroom, set to the rear, offers space for freestanding storage while enjoying a southerly-facing aspect. Completing the home, the bright bathroom is fitted with a three-piece suite, contemporary wall panelling, and stylish wood-effect flooring.



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Approximate Gross Internal Area: (657 sq ft - 61 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 popular and well-established neighborhood located to the west of Edinburgh's city center. It offers convenient access to Stevenson College and the Sighthill campus of Napier University, while boosting a variety of local shops and amenities, with further retail options available at the Gyle Shopping Centre and

Hermiston Gait Retail Park. For leisure, residents can enjoy Kingsknowe Golf Course, Sighthill Bowling Club, Pure Gym, Sighthill Public Park, and The Corn Exchange. Excellent transport links include a regular bus service to the city center, while the nearby city bypass provides quick access to the M8 and the wider motorway network.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

