



4 Sighthill Park, Edinburgh, EH11 4PW

Rarely Available, Immaculately Presented and Spacious, Five-Bedroom, Double Upper Villa

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Property Description

Rarely available, immaculately presented and spacious, five-bedroom, double upper villa, with gardens and a driveway. Located in the popular Sighthill area, lying to the west of Edinburgh city centre.

Comprises a reception and stairway, hallway, living/dining room, kitchen, five flexible bedrooms, and a family bathroom.

Professionally finished to an exemplary standard, with contemporary decor and finishings, ready to move in.

Highlights include a stylish fitted kitchen and bathroom, modern flooring, and recessed spot lighting. In addition, there is modern gas central heating and double glazing, and excellent storage provision.

Two enclosed garden plots include synthetic turf lawns and a decked patio, whilst a paved driveway offers space for two vehicles.

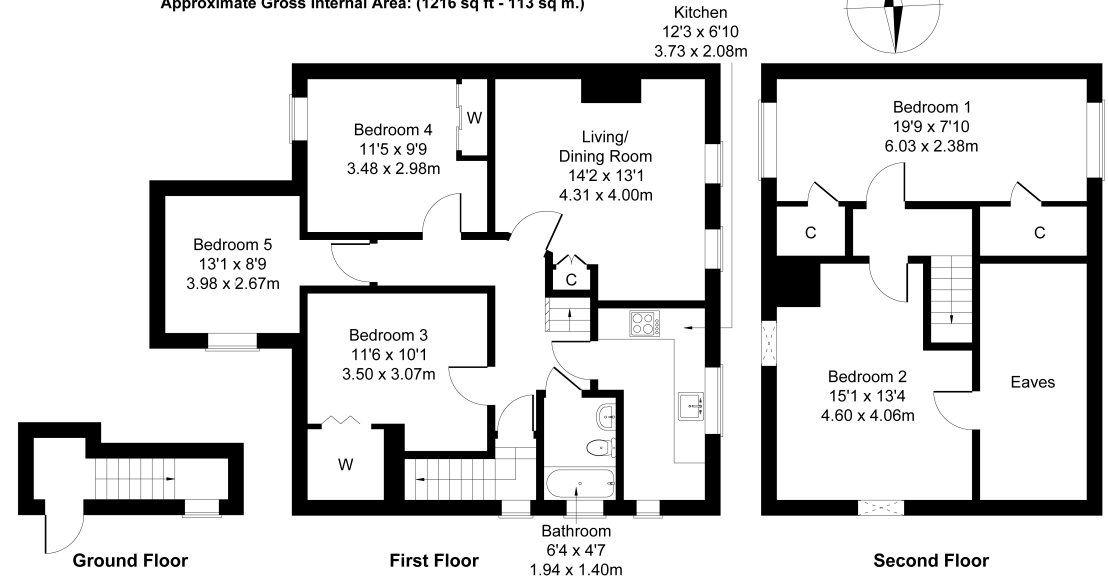
The entrance hallway welcomes you with attractive wood flooring that continues throughout the main living areas, complemented by a staircase leading up to the first floor. The generous living room is a bright and inviting space, featuring two large windows that fill the room with natural light. Its tasteful neutral décor creates a calm and contemporary atmosphere, while the wall-mounted TV point and built-in storage cupboard add both practicality and style. The room offers ample space for both a comfortable seating area and a dedicated dining space, making it perfect for relaxing or entertaining guests. The modern fitted kitchen is well-designed with laminated worktops and a sleek tiled splashback surround. A modern, contemporary stainless-steel sink with a drainer sits below a window that brings in natural light, enhancing the fresh feel of the space. Integrated appliances include a dishwasher, oven, and gas hob with a canopy extractor above. There's plenty of cupboard and counter space, ideal for home cooking or entertaining, along with generous built-in storage provision throughout.

On the first floor, three carpeted bedrooms provide comfortable accommodation, each featuring a wall-mounted TV point. Bedroom four benefits from a built-in wardrobe with mirrored sliding doors, offering convenient storage and a sense of added space. All bedrooms are tastefully decorated, creating a restful environment for family members or guests, with good storage provision across the floor. The second floor hosts the principal bedroom suite, featuring plush carpeting, recessed spotlighting, and two built-in storage cupboards. The room's generous proportions and subtle décor make it an inviting private retreat with excellent storage options. Adjacent to this is bedroom two, also well-proportioned and ideal as a guest room, nursery, or home office. Completing the property, the stylish modern bathroom features a contemporary three-piece suite with tiled flooring, a tiled splashback surround, an LED mirror, and spotlighting. A rainfall showerhead over the bath and a ladder-style radiator add a touch of luxury to the space. This beautifully presented home combines modern comfort with elegant finishes and excellent storage provision throughout, offering a bright and versatile living environment perfect for families or professionals alike.



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Approximate Gross Internal Area: (1216 sq ft - 113 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 suburb located to the west of Edinburgh city centre, conveniently close to both Stevenson College and Napier University's Sighthill campus. Residents benefit from an excellent variety of shops and amenities, with larger retail options available at The Gyle Shopping Centre and Hermiston Gait retail park. The area offers a range of

recreational facilities, including Kingsknowe Golf Course, Sighthill Bowling Club, Pure Gym, Sighthill Public Park, and The Corn Exchange event venue. Regular bus services provide easy access to the city centre, while the nearby city bypass offers quick connections to the M8 and the wider motorway network.





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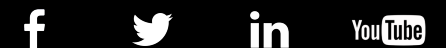
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