



19 Sighthill Crescent, Sighthill, Edinburgh, EH11 4QE

Well-Presented and Exceptionally Spacious, Four-Bedroom, Double-Upper Villa

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Property Description

Well-presented and exceptionally spacious, four-bedroom, double-upper villa, with a garden, detached garage and a driveway. Located in the popular Sighthill area, to the west of Edinburgh city centre.

Comprises an entrance hall and staircase, hall, living room, dining room, kitchen, four double bedrooms, a shower room and a WC.

Highlights include a modern fitted kitchen, with a full range of appliances, a contemporary bathroom, gas central heating and double glazing. In addition, there is a flexible floor plan, good storage space and views of the Pentland Hills.

Externally, there is a multi-vehicle driveway, a garage, with power and light, and a south-facing, enclosed garden, with a lawn.

A welcoming staircase and a hallway, with built-in storage, are carpeted and finished with light, neutral decor, which continues throughout the home. Enjoying plenty of natural light from a large, front-facing window and including a feature electric fire, a living room provides comfortable space for freestanding lounge furniture. Set to the opposite aspect, with rear garden views, a dining room offers space for a family-size dining table and chairs and connects to a kitchen via a convenient serving hatch. The kitchen is fitted with modern wood-effect units and marble-effect worktops, whilst appliances include an integrated eye-level oven, an electric hob, a stainless-steel canopy, a fridge/freezer, a washing machine and a dryer.

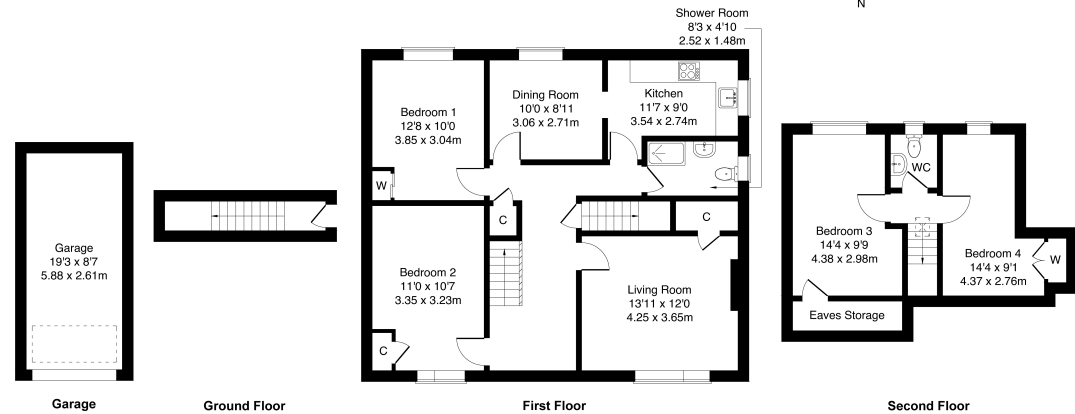
Completing this floor are two of the four well-proportioned double bedrooms, both with built-in storage, whilst a contemporary shower room comprises a glass, corner cubicle, a white, two-piece suite, vanity storage, a chrome, ladder-style radiator and tiled splash walls and flooring.

On the upper floor, the two remaining bedrooms enjoy generous built-in storage and are accompanied by a modern WC.



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Approximate Gross Internal Area: (1410 sq ft - 131 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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