



120b Sighthill Loan, Sighthill, Edinburgh, EH11 4NT

Well Presented, Two Bedroom, Mid-Terrace House.

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Property Description

Well presented, two-bedroom, mid-terrace house with a private garden and driveway, set on a quiet residential side street, located in the Sighthill district, to the west of Edinburgh city centre.

Comprises an entrance vestibule, living room, kitchen, two double bedrooms and a bathroom.

Features include gas central heating, double glazing, TV and telephone points, and good integrated storage, including an attic and wardrobes in both bedrooms. Externally the property benefits from a small private rear garden with a lawn and patio whilst there is a private driveway to the front.

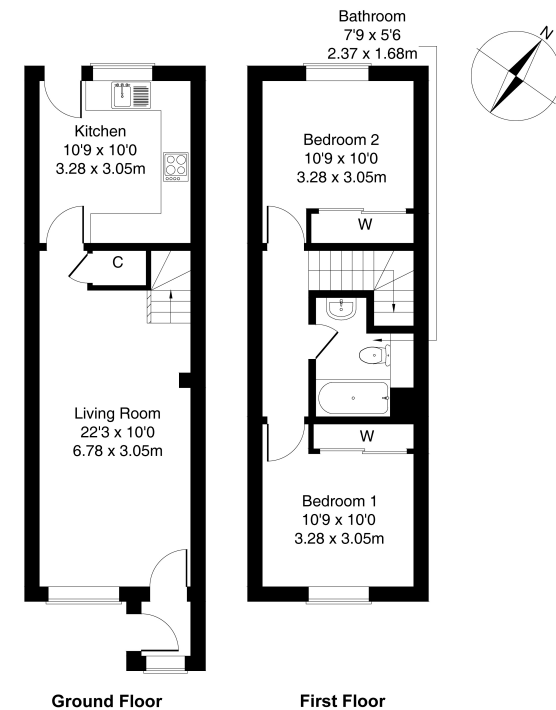
The entrance vestibule has space for outerwear and opens into the bright living room which features carpeted flooring, a storage cupboard and ample space for lounge furniture.

The kitchen is fitted with contemporary units, wood effect worktops, a sink and drainer and tiled splashbacks. Appliances include an integrated gas hob and electric oven, with a freestanding fridge, freezer and washing machine.

Upstairs, front-set bedroom one features tile effect flooring and a built-in wardrobe with sliding mirror doors, whilst bedroom two has carpeted flooring, a built-in wardrobe and a pendant light fitting. Completing the accommodation, the bathroom is fitted with a white three-piece suite with a mains shower over the bath.

A 360 Virtual Tour is available online.

mov⁸ REAL ESTATE **120b Sighthill Loan Sighthill Edinburgh EH11 4NT**
Approximate Gross Internal Area: (689 sq ft - 64 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 network.





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