



## 34 Glenalmond Place, Sighthill, Edinburgh, EH11 4FF

Rarely Available & Spacious, Five-Bedroom, Townhouse with Patio Garden

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# Property Description

A fantastic opportunity under £400,000 and rarely available, spacious five-bedroom townhouse, with an enclosed patio garden. Located in a desirable, modern, factored development, in the conveniently located Sighthill area, west of Edinburgh city centre. Comprises an entrance hall, first and second-floor halls, a living room, dining/kitchen, five flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC/utility.

Highlights include a stylish kitchen, with integrated appliances, modern bathroom suites, and contemporary flooring. In addition, there is gas central heating, double glazing and good storage provision, including built-in wardrobes in most of the bedrooms. Externally, there is low-maintenance landscaping to the front, whilst an enclosed, rear garden patio affords access to the residential car park.

The property is superbly located for travel to Edinburgh International Airport, into the city centre and beyond and, with the correct permissions, could potentially represent an HMO rental.

A welcoming entrance leads into a tastefully presented, front-facing living room on the left. Generous glazing opens onto the well-maintained, front garden and fills the reception room with plenty of natural light. A conveniently adjoining kitchen provides access to a modern WC/utility, with a washing machine, and a walk-in cupboard, and opens onto the enclosed, rear, patio garden. The stylish, contemporary kitchen provides space for seated dining and is fitted with wood-effect flooring and worktops, a sink with drainer, a metro-style, tiled surround, an integrated oven, a gas hob with a concealed extractor hood, a dishwasher and a fridge/freezer.

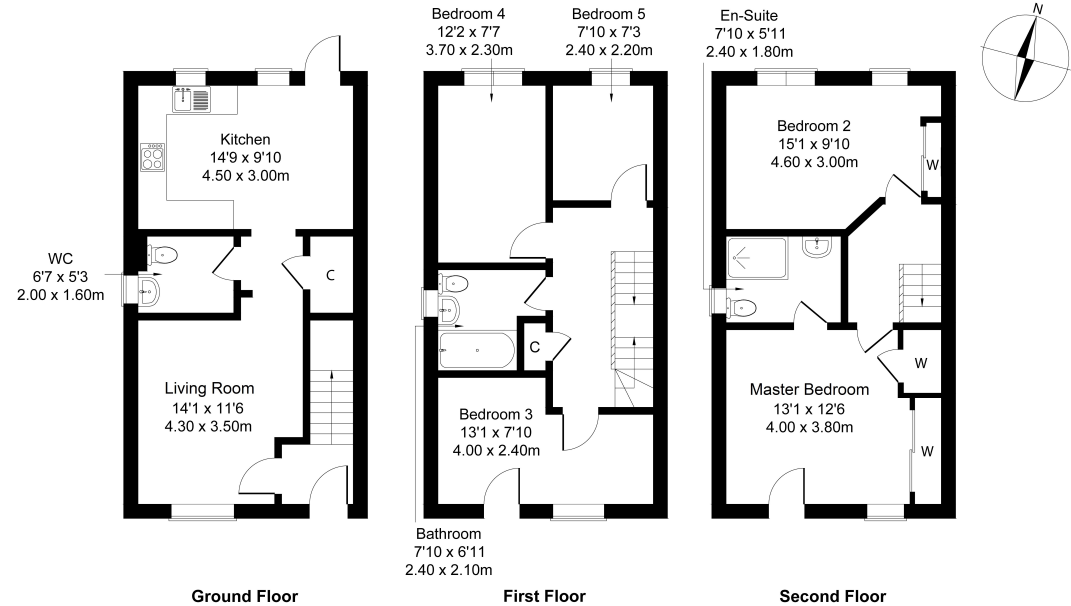
On the first floor, there are three flexible bedrooms, with carpeted flooring and ample space for freestanding furniture and storage, one of which further benefits from a wall-mount TV point and a Juliet balcony. The family-size bathroom comprises a three-piece suite, including an electric shower over the bath and tiled splash walls. On the second floor, the master bedroom is set to the front with carpeted flooring, a built-in wardrobe with mirror sliding doors, a further built-in wardrobe, a wall-mount TV point, a Juliet balcony and a modern en-suite shower room. Set to the opposite aspect, bedroom two is similarly well-sized and finished with carpeted flooring and a built-in wardrobe.

Not all light pendant fittings are included in the sale, some will be replaced with standard fittings.

A 360 Virtual Tour is available online.

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**34 Glenalmond Place, Edinburgh, EH11 4FF**  
Approximate Gross Internal Area: (1270 sq ft - 118 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

The property is located in a new development built in 2019, located in a well-established area to the west of the city centre, lying within easy reach of both Stevenson College, the Sighthill campus of Napier University, as well as Harriott Watt. There is an excellent variety of shops and amenities with the Sighthill Health Pharmacy within close proximity, 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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