




## 76 Sighthill Loan, Edinburgh, EH11 4NS

Tastefully Presented & Spacious, Three-Bedroom, South-Facing, Lower Villa with Gardens & Driveway

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# Property Description

Tastefully presented and spacious, three-bedroom, south-facing lower villa with generous gardens and a driveway. Located in the popular Sighthill area, lying to the west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms, and a bathroom.

Ready-to-move-in, with highlights including a stylish fitted kitchen, a modern bathroom, and contemporary flooring. With light, tasteful decor throughout, additional features include HIVE gas central heating, double glazing, and good storage.

Externally, the property benefits from a paved driveway to the front, together with a lawn and bespoke storage units; to the rear is a lawn, paved patios, and a storage shed with a gazebo.

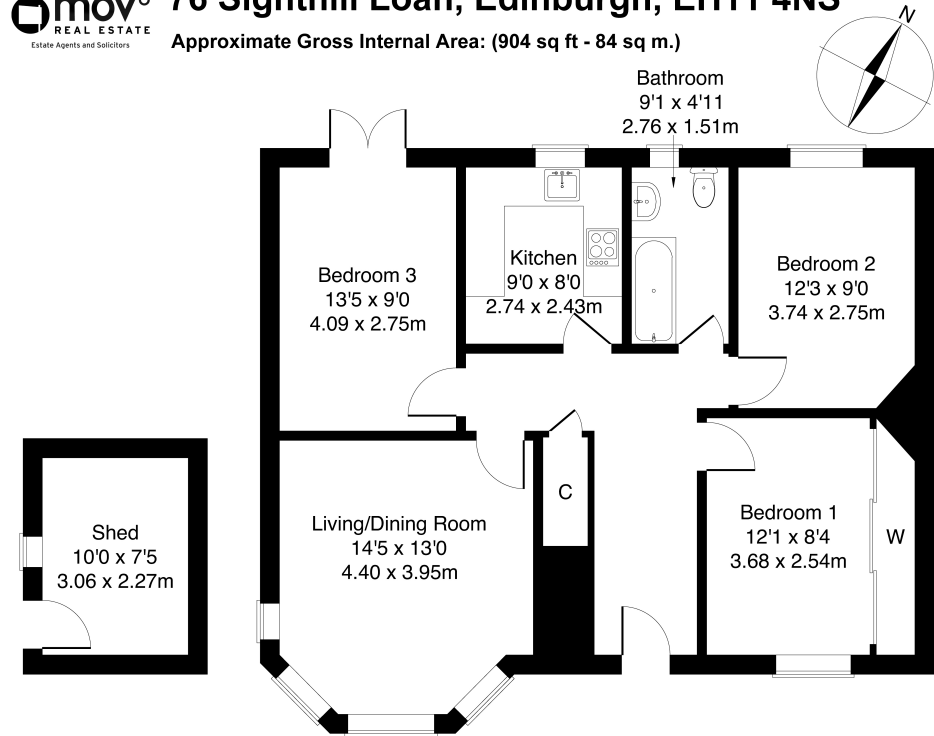
A welcoming entrance hall provides access throughout the property, including a convenient storage cupboard. At the front, the inviting living room boasts a stunning bay window with a desirable southerly aspect, flooding the space with natural light. Offering ample room for both relaxing and dining, the room is finished with carpeting and a wall-mounted TV point. To the rear, a stylish kitchen is fitted with modern units, wood-effect worktops, and an integrated hob and oven. A freestanding washing machine and fridge/freezer are available by separate negotiation.

Three well-proportioned double bedrooms are positioned across different aspects of the home, each tastefully decorated and finished with carpeting. The principal bedroom further benefits from a fitted mirrored wardrobe for added storage; whilst bedroom three benefits from patio doors leading to the rear garden. Completing the accommodation, a stylish bathroom features a modern three-piece suite with a shower over the bath, complemented by tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (904 sq ft - 84 sq m.)



Outbuilding

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 established area located to the west of the city centre, offering convenient access to both Stevenson College and the Sighthill campus of Napier University. Residents can enjoy a wide range of local shops and amenities, with more extensive retail options available at the Gyle Shopping Centre and Hermiston Gait Retail Park. For leisure,

there are numerous facilities nearby, including Kingsknowe Golf Course, Sighthill Bowling Club, Pure Gym, Sighthill Public Park, and The Corn Exchange. Excellent transport links are provided with a regular bus service to and from the city centre, and the city bypass is just a short drive away, offering easy access to the M8 and broader motorway network.





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