



RALPH SAYER
SOLICITORS & ESTATE AGENTS

40 Sighthill Road
Edinburgh EH11 4PY

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Nestled in a popular neighborhood, this upper villa offers the perfect blend of classic charm and modern convenience. Just west of the city centre, you'll find yourself perfectly positioned with seamless access to all the city's vibrant amenities and also, close to the Gyle business park, Edinburgh airport and Heriot Watt university. Step inside to be greeted by a well maintained and beautifully presented interiors, ready for you to move in.

The main door, tucked away on the side, leads you up to a versatile living space that radiates warmth and sophistication. Unwind in the south-facing lounge or prepare meals in the galley-style kitchen, which is perfectly placed next to the dining room. The dining room itself offers flexible use as a potential third bedroom, adapting to your lifestyle needs, be it family expansion, a guest room, or a home office.

Property Summary

- Beautifully presented main door, upper villa
- South-facing lounge
- Modern fitted 'galley' style kitchen
- Dining room or bedroom
- Two excellent double bedroom
- Stylish three-piece bathroom
- Partially floored attic with loft ladder
- Gas central heating & double glazing
- Private gardens; side & rear
- Driveway, providing off-street parking
- EPC Rating - C | Council Tax Band - C

Home Report Value - £200,000







Versatile two to
three-bedroom
upper villa, ready
to move-in





Two generously proportioned bedrooms provide restful retreats, with one featuring built-in storage to keep everything neatly tucked away. The stylish three-piece bathroom, is complete with a shower over the bath and chrome ladder radiator.

Outside, you'll appreciate the well-kept garden spaces that extend to the side and rear of the property. The side garden boasts a neat lawn, an ideal spot for outdoor relaxation or play, while the driveway offers convenient off-street parking.

Extras: all fitted floor coverings, window furnishings, light fittings, oven and hob and a garden shed, to be included in the sale.

Let us help you find your next
dream property!



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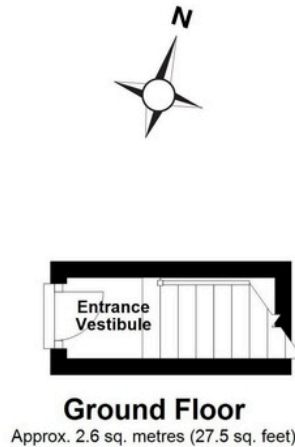
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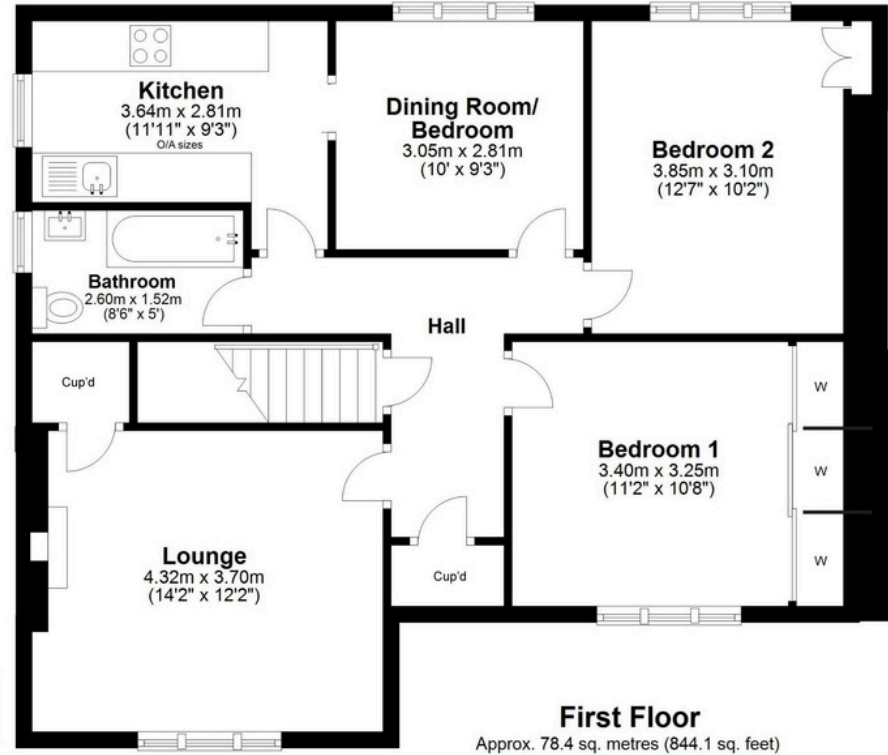
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total Area: approx.
81.0 sq.metres (871.6 sq. feet)



Location



Sighthill is a popular residential district, located approximately 4 miles, west of the city centre. Various local amenities can be found at nearby Longstone, including a Sainsburys or Asda at Chesser. Ideally located for a campus of Edinburgh Napier University's, Edinburgh College campus and Heriot Watt University is a short 10 minute journey by car or bus, as is the South Gyle Business Park. Larger retail shopping can be found at Hermiston Gait and the Gyle Shopping Centre. There are many local parks, gyms nearby. Excellent transport links, include regular bus services, the trams and local train station at Edinburgh Park. Direct access to Edinburgh city by pass, links to all major road networks, including the M8, M9, the Forth Road Bridge and easy access to Edinburgh International Airport.