

25 (flat 5) Sighthill Drive, Sighthill, Edinburgh, EH11 4QW



25 (flat 5) Sighthill Drive | Sighthill | Edinburgh | EH11 4QW

Description

An excellent opportunity has arisen to purchase a particularly appealing 2 bed top floor flat quietly positioned within a popular location close to many amenities and great commuting links. Offered to the market in good order this lovely, light filled home would make an ideal first purchase and offers comfortable and tastefully presented living space which comes with the added attraction of a private area of garden to the rear.

- Central reception hallway
- Living/dining room
- Stylishly appointed kitchen
- Two double bedrooms, both with built-in wardrobes
- Bathroom comprising a classic three piece suite with shower
- Gas central heating and double glazing
- To the rear of the property there is a well tended private south-facing garden
- On street parking

Extras

The light fittings, blinds, oven, hob, washing machine, integrated fridge, integrated freezer and garden shed are included.

EPC Rating: D

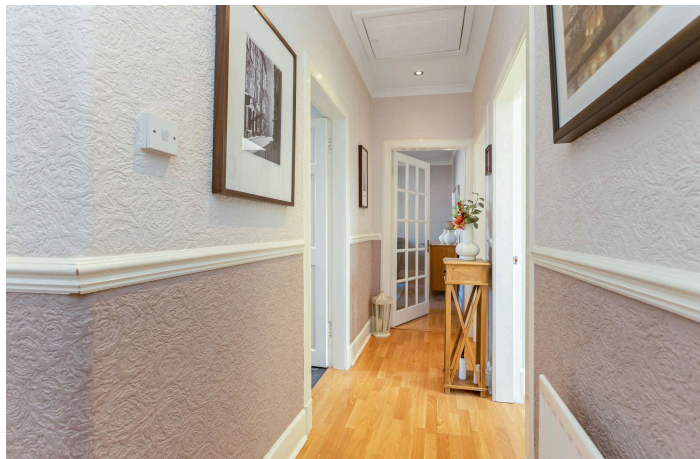
Price and Viewing

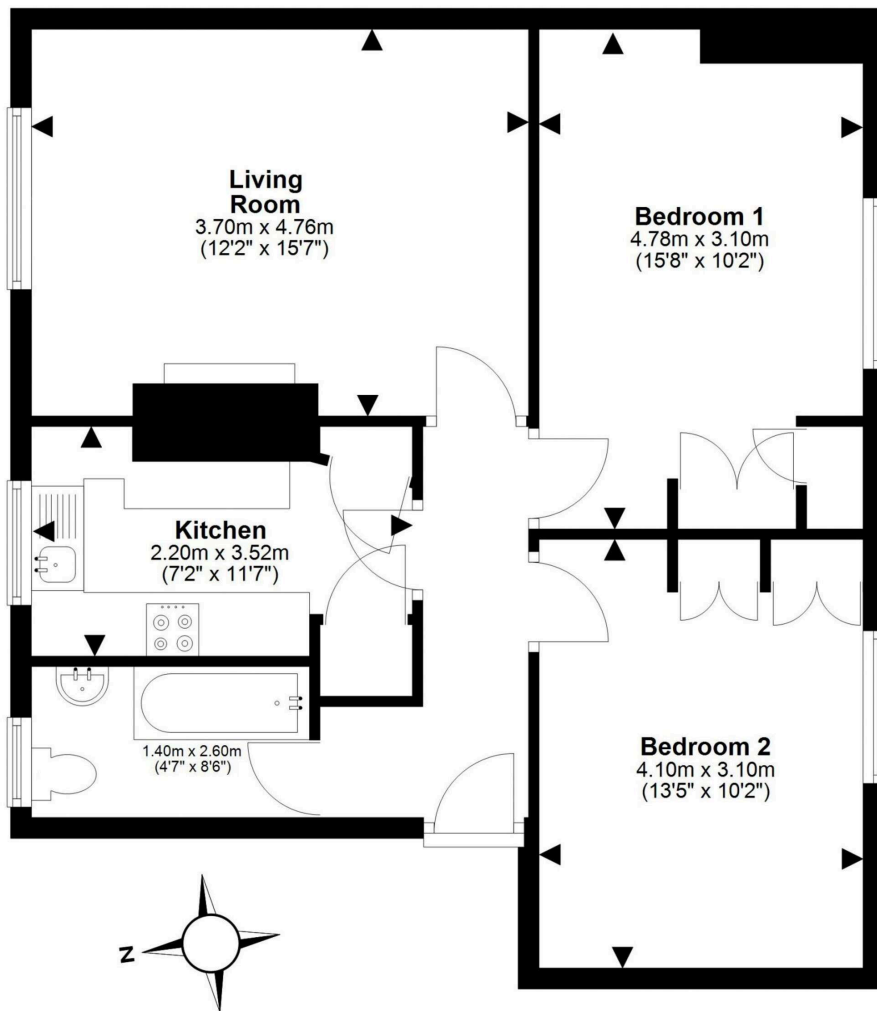
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

The property is located in the popular residential area of Sighthill, which lies to the south west of Edinburgh City Centre. There are excellent local shops providing all day-to-day requirements in nearby Carrick Knowe and Stenhouse Cross with a 24 Hour Asda, Aldi and M&S Supermarkets just off nearby Chesser Avenue. Further shopping can be found in Gorgie, or at the Gyle and Hermiston Gait Shopping Centres, both only a short drive away. There is a wide range of leisure facilities nearby including the Corn Exchange and Nuffield Health & Leisure Club. Fountain Park Leisure Complex offers a multi-screen cinema, Megabowl, bars and restaurants within easy reach of the property. Within the area is Saughton Park for outdoor walks whilst further time can be enjoyed along the Water of Leith and Union Canal Walkways, where there are excellent walks and cycle routes. Local golf clubs include Kingsknowe and Carrick Knowe. The property is well placed for Edinburgh Airport and the central motorway network with the A720 City Bypass easily accessible, and regular public transportation available into the city centre and surrounding areas. A rail link can be accessed at nearby Kingsknowe. It is also ideal for those accessing Napier and Heriot-Watt Universities. A central location with excellent local amenities.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.



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