










Solicitors & Estate Agents



3 Kempsel Grove

Sighthill | Edinburgh | EH11 4FR

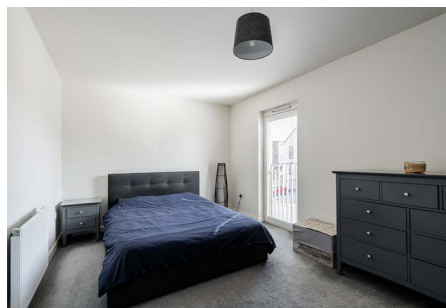
Situated within the modern and well-regarded development of Kempsel Grove in Sighthill, this beautifully presented three-bedroom terraced home offers a perfect blend of style, comfort, and practicality. Built around 2019, the property enjoys an east-facing frontage and showcases high-quality finishes throughout, making it an ideal choice for modern family living. This exceptional home is located within easy reach of local amenities, transport links, and reputable schools, making it an excellent opportunity for families and professionals alike.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom Plus WC
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

Upon entering, you're greeted by a bright and inviting hallway that leads to a generously proportioned living room positioned to the right. This welcoming space is enhanced by a floor-to-ceiling window that doubles as a glazed door, allowing an abundance of natural light to pour in and offering a seamless connection to the outdoors. To the rear of the home, the open-plan kitchen and dining area serve as the heart of the house—perfect for everyday living and entertaining alike. The kitchen is fully fitted with modern appliances, including a gas hob, electric oven, integrated washing machine, dishwasher, and fridge/freezer. Ample worktop and cupboard space ensures both functionality and style, while a glazed door provides direct access to the rear garden. A convenient ground floor WC and a separate utility area complete the downstairs accommodation. Upstairs, the property offers three well-appointed bedrooms—two generous doubles and a comfortable single. The principal bedroom features a mirror-fronted built-in wardrobe along with additional storage space, while the second double bedroom is tastefully decorated in neutral tones and fitted with a soft carpet. The third bedroom is ideal for use as a nursery, home office, or single bedroom. A modern three-piece family bathroom with stylish fittings serves the upper floor.



The development upkeep and maintenance is with the factor Ross and Liddell with an average payment of £10pcm

Extras

The property shall be sold with all fixtures, fittings, integrated & free-standing kitchen appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property benefits from a private driveway to the front, providing off-street parking for two vehicles. To the rear, a west-facing enclosed garden offers a fantastic outdoor retreat, complete with a lawn, patio area, and secure fencing—perfect for relaxing or entertaining in the warmer months.

Viewing

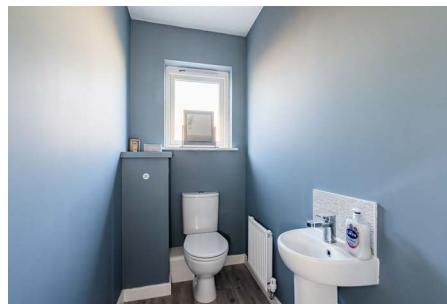
Please contact Neilsons on 0131 625 2222.





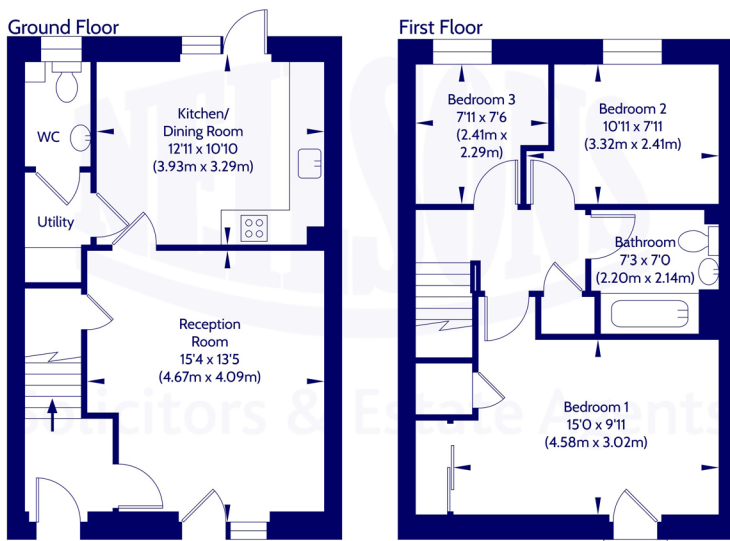
Location

The property is situated in a well-established residential area in the western part of Edinburgh, benefiting from a wide range of local amenities that cater to daily needs and lifestyle conveniences. The area offers a variety of retail outlets, with easy access to Hermiston Gait Retail Park and the Gyle Shopping Centre. For leisure and fitness, the nearby Wester Hailes Education Centre provides excellent recreational facilities such as a swimming pool, badminton courts, and squash courts. Families are well served by local schooling, with both primary and secondary schools located within comfortable walking distance. The area also enjoys excellent transport links, with frequent bus services connecting to the city centre and surrounding districts. Additionally, the Edinburgh City Bypass is located just moments from the property, offering quick and convenient access to the wider road network—ideal for commuters and those travelling further afield.





Approx. Gross Internal Floor Area 81.35 Sq M / 876 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

