



Solicitors & Estate Agents



Offers Over

£170,000

32 Sighthill Drive

Sighthill | Edinburgh | EH11 4QL

This generously proportioned and fully renovated two-bedroom main door upper villa offers an excellent opportunity to acquire a stylish home in a peaceful residential setting within popular Sighthill. Enjoying a quiet position close to excellent local amenities and well-connected transport links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Private Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

The property is accessed via its own main door leading to an internal staircase which opens onto a welcoming hallway with ample built-in storage. The bright and spacious front-facing reception room benefits from two large windows allowing an abundance of natural light, along with a useful shelved storage recess. The newly fitted modern kitchen is both elegant and practical, featuring dark blue wall and base units complemented by a marble-effect worktop and matching splashback. It comes complete with an integrated hob, oven, and dishwasher, together with other freestanding appliances included in the sale. There are two generous double bedrooms, both freshly decorated and finished to a high standard. The rear-facing principal bedroom enjoys a peaceful garden outlook, while the second bedroom offers excellent proportions and features built-in storage. A highlight of the renovation is the contemporary bathroom, fully tiled and fitted with a brand new white two-piece suite and a corner glass cubicle housing a dual-headed thermostatic shower.

The property has undergone a comprehensive renovation, including new flooring, full redecoration, upgraded kitchen and bathroom, new double glazing, and updated wiring throughout, offering a truly move-in-ready home.



Extras

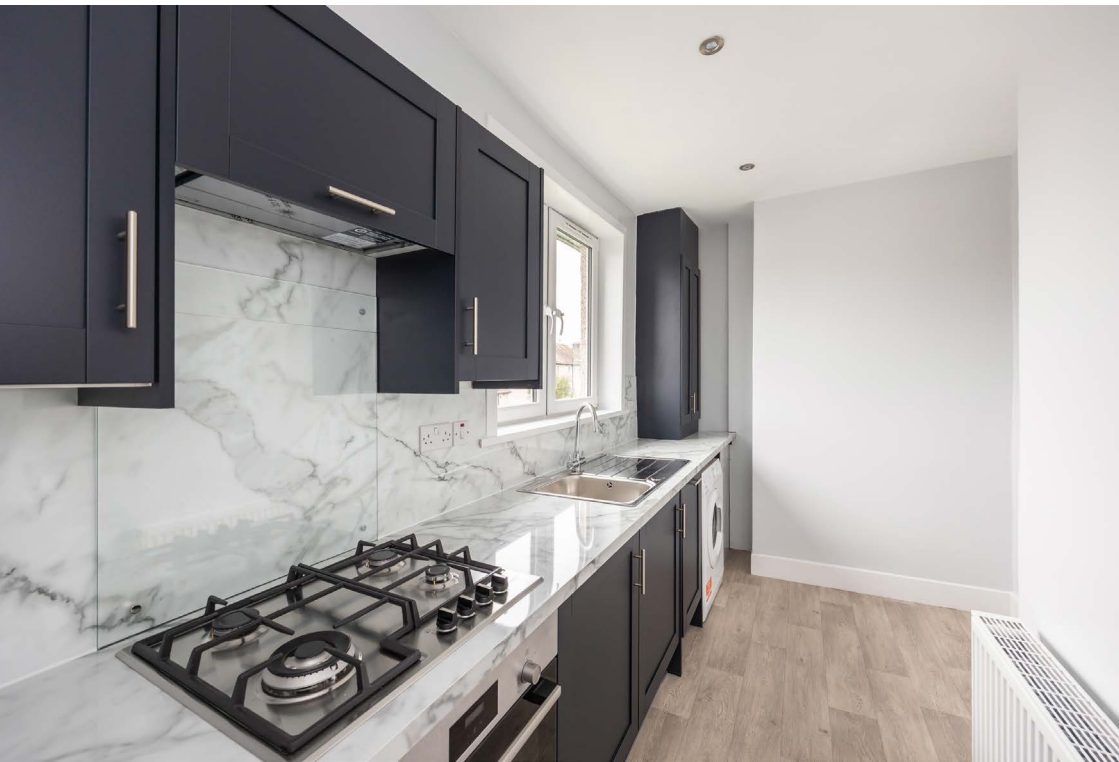
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from a private rear garden, mainly laid to lawn and ideal for outdoor relaxation or entertaining. Free on-street parking is available immediately to the front.

Viewing

Please contact Neilsons on 0131 625 2222.



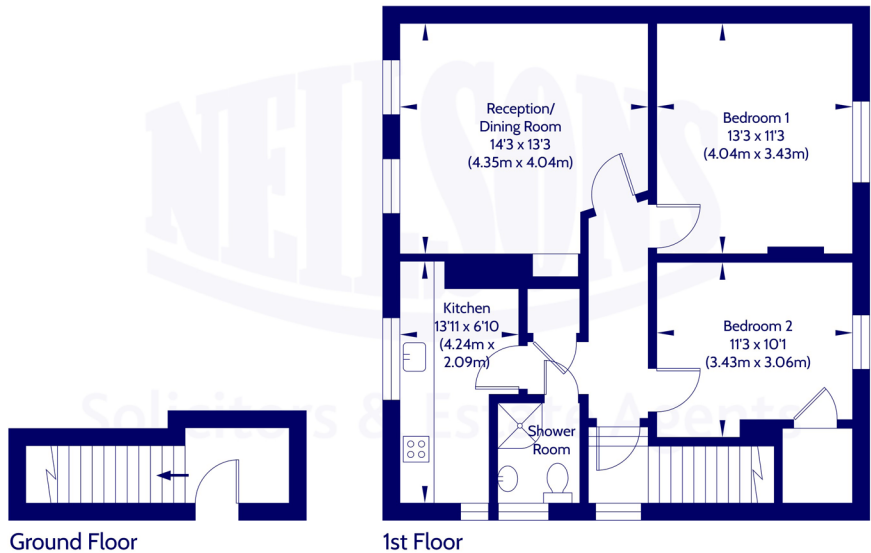


Location

The property is situated in the popular residential area of Sighthill, which lies to the west of the City Centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity including Hermiston Gait and the Gyle Shopping Centre along with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema. Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus all easily accessible. The property is well placed for easy access to Edinburgh Business Park and the Royal Bank Headquarters at Gogarburn. An efficient bus service operates to many parts of the City and the City Bypass and main motorway networks are also close by.



Approx. Gross Internal Floor Area 71 Sq M / 764 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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