



Solicitors & Estate Agents










Offers Over
£180,000

2/6 Tertaglia Street

Sighthill | Edinburgh | EH11 4FQ

Tucked away in a quiet spot within a modern development, this beautiful and contemporary third/top floor flat offers a bright and spacious living space, with easy access to a range of nearby amenities — including Hermiston Gait Retail Park and Gyle Shopping Centre — as well as frequent transport links directly into the city centre or to the airport.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - C



Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway with useful storage cupboards and Moduleo engineered flooring running through most rooms, light and airy reception/dining room with Juliet balcony, stylish modern fitted kitchen with integrated appliances, spacious double bedroom with lovely open views towards the Pentland Hills and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

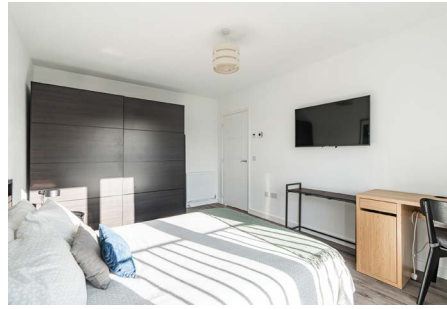
All fitted floor coverings and motorised blinds in the reception room will be included in the sale together with the hob, oven, integrated fridge/freezer, integrated washing machine and integrated dishwasher. Other items of furniture can be made available by separate negotiations.

Gardens, Parking and Factor

There are well maintained communal gardens within the development as well as a bike store and separate bin store. For the car user there is residents parking to the front. The development is maintained by the factor Ross and Liddell with an approx. cost of £80 PCM and a £300 deposit payable.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

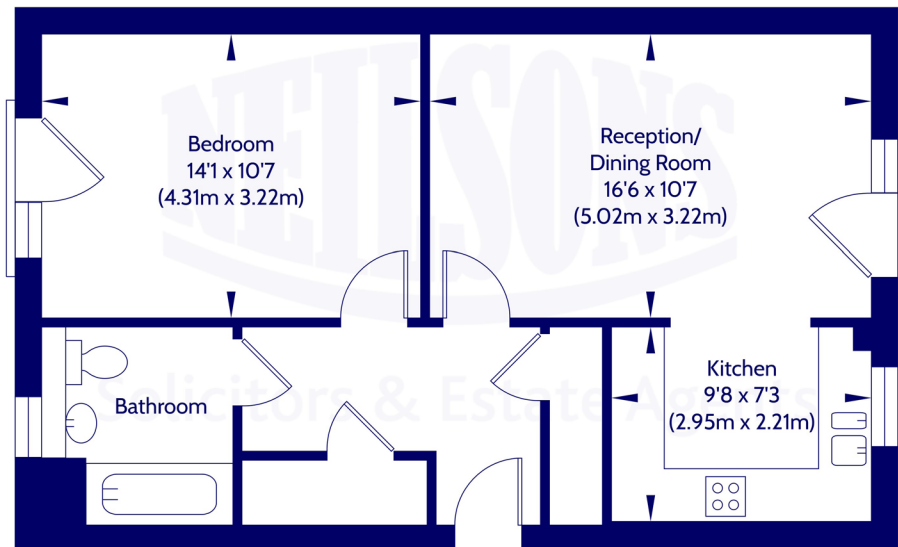
The property is situated in the well-established and popular Sighthill area, to the west of Edinburgh's city centre. This convenient location offers a wide variety of local amenities, including a selection of independent shops and services catering to the surrounding community. For more extensive retail options, residents can easily access the nearby Wester Hailes Centre, while the Westside Plaza offers excellent leisure facilities, including a multi-screen cinema. The Gyle Shopping Centre and Hermiston Gait Retail Park are also within easy reach, providing access to a wider range of high street retailers, supermarkets, and dining options. The area is particularly well-suited for students, with Edinburgh Napier University, Edinburgh College (Sighthill Campus), and Heriot-Watt University's Riccarton Campus all close by. Sighthill is also ideally located for commuters, with quick access to Edinburgh Business Park and the Royal Bank of Scotland's headquarters at Gogar. Excellent public transport links—including regular bus and tram services—connect the area to the city centre and beyond, while the city bypass and major motorway routes are just a short drive away, ensuring ease of travel throughout the region.





Approx. Gross Internal Floor Area 52 Sq M / 564 Sq Ft.

3rd Floor



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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