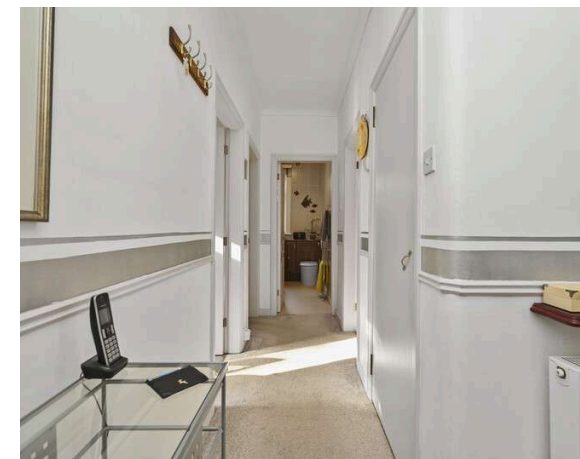
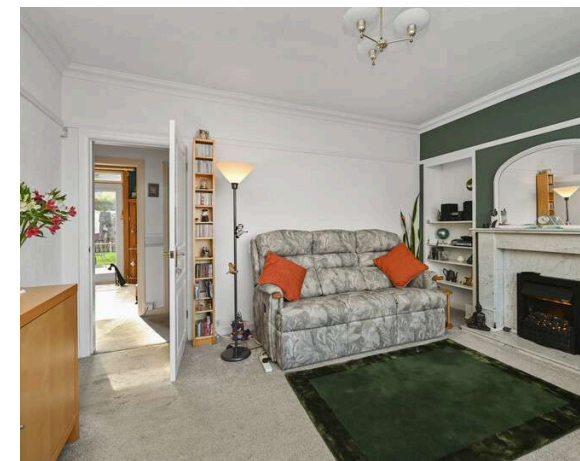




25 Sighthill Crescent, EDINBURGH, EH11 4QE

www.mcdougallmcqueen.co.uk



This well-proportioned lower villa forms part of the residential district of Sighthill. The area is well served by excellent local shopping facilities and amenities including the nearby, Gyle Shopping Centre and Hermiston Gait. There are frequent public transport services offering easy access to the city centre and beyond. The accommodation briefly comprises; vestibule, hallway, generous bright living room, separate modern kitchen, dining room or can be used as third bedroom, two good-sized double bedrooms (one with large fitted mirrored wardrobes) and a stylish bathroom with window giving natural light. A large store cupboard in the hallway gives ample storage space. The property benefits from a private garden with driveway to the front and a beautifully maintained rear garden with mature shrubs, patio area and grass area giving a safe secure space for any pets or children. The property further benefits from gas central heating and double glazing.

- Immaculately presented lower villa
- Beautiful gardens to the front and rear with driveway
- 3 bedrooms or 2 public rooms, modern kitchen
- Well presented bright lounge with bay window
- Stylish refitted bathroom with window
- Excellent storage, GCH & DG



Location

Sighthill is situated approximately four miles west of Edinburgh's City Centre. Local shopping facilities include the Hermiston Gait retail park, the Gyle Shopping Centre, Westside Plaza and a Sainsbury's supermarket at Longstone. It is conveniently located for Heriot Watt University, Napier University and Edinburgh College. Schooling is available locally from nursery to secondary level. Leisure facilities nearby include a swimming pool and gym. A frequent bus service operates from nearby to the City Centre and from a commuting perspective. The property is conveniently positioned for access to the City Bypass and the links to the motorway network. The Union Canal is nearby and has a cycle route to the City Centre.

Extras

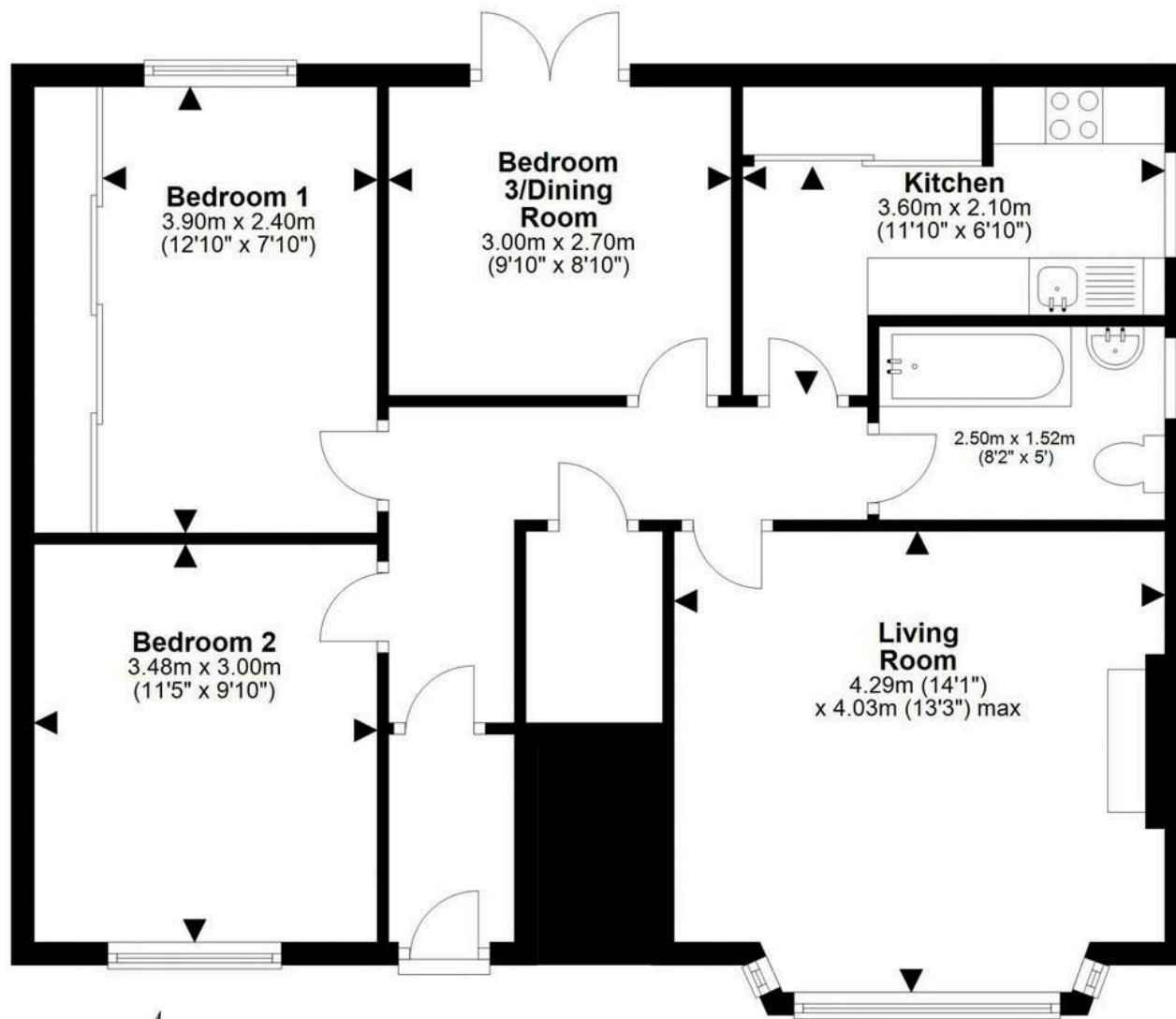
Included in the sale are all window coverings, cooker, fridge, freezer, washing machine, corner wardrobe in front bedroom and garden shed.

Price & Viewing

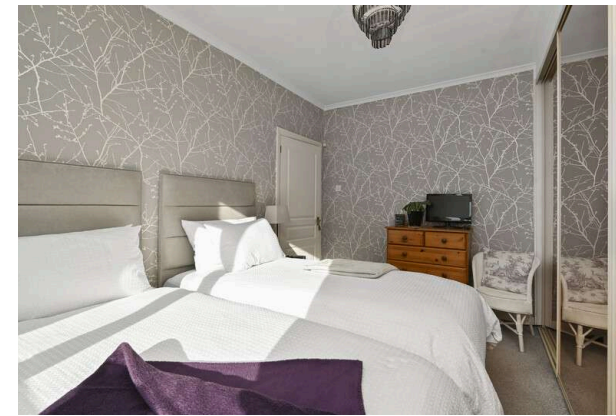
For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C

Council Tax Band - C



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



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

