



Beautifully presented Two bedroom, ground floor flat



This beautifully presented, two-bedroom, ground floor flat is situated in a quiet residential development in the popular Sighthill area of Edinburgh, close to local amenities and good transport links, both into the city centre and to the city bypass. The accommodation consists of a communal entrance hall, with an entry phone system and a bike store, a hall, with three generous store cupboards and a particularly attractive, open plan kitchen/dining/living room, with a leafy outlook, access to a private balcony and to the communal grounds. The kitchen has a good range of modern white fitted units, appliances. There is space for dining and seating and there is a feature wall panel to hang a TV. The master bedroom is bright and spacious, has a glazed door to the communal grounds and a very smart ensuite shower room. The second double bedroom is very generous and the family bathroom has lovely tiling, under floor heating, bath with overhead shower. There are well kept communal grounds, a bin store, bike store and residents parking. This property is in walk-in condition and is ideal for a first-time buyer or an investment opportunity.



Key Features

Communal entrance, with bike store

Hall, with storage

Open plan kitchen/dining/living room, with balcony

Master bedroom, with ensuite

Second double bedroom

Bathroom, with under floor heating

Good storage

Gas central heating

Double glazing

Communal grounds

Residents parking

Factored by Ross and Liddell, approximately £80 per month, to include maintenance of common areas and building insurance



Sighthill

Sighthill lies to the west of Edinburgh city centre. Close by you will find local amenities and shopping, and easy access by car or frequent public transport links into the city centre and heading out of the city. There is also swift access to the City Bypass offering connections to the main motorway networks and Queensferry Crossing. The property is within easy reach of Westside Plaza Shopping Centre, which offers a range of shopping facilities and a multiplex cinema. Further shopping facilities and amenities are available at the Gyle Shopping Centre and Hermiston Gait, both of which are the short distance away. There are local schools from primary through to secondary within easy reach, as well as Stevenson College and Heriot Watt University.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine, dishwasher, fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

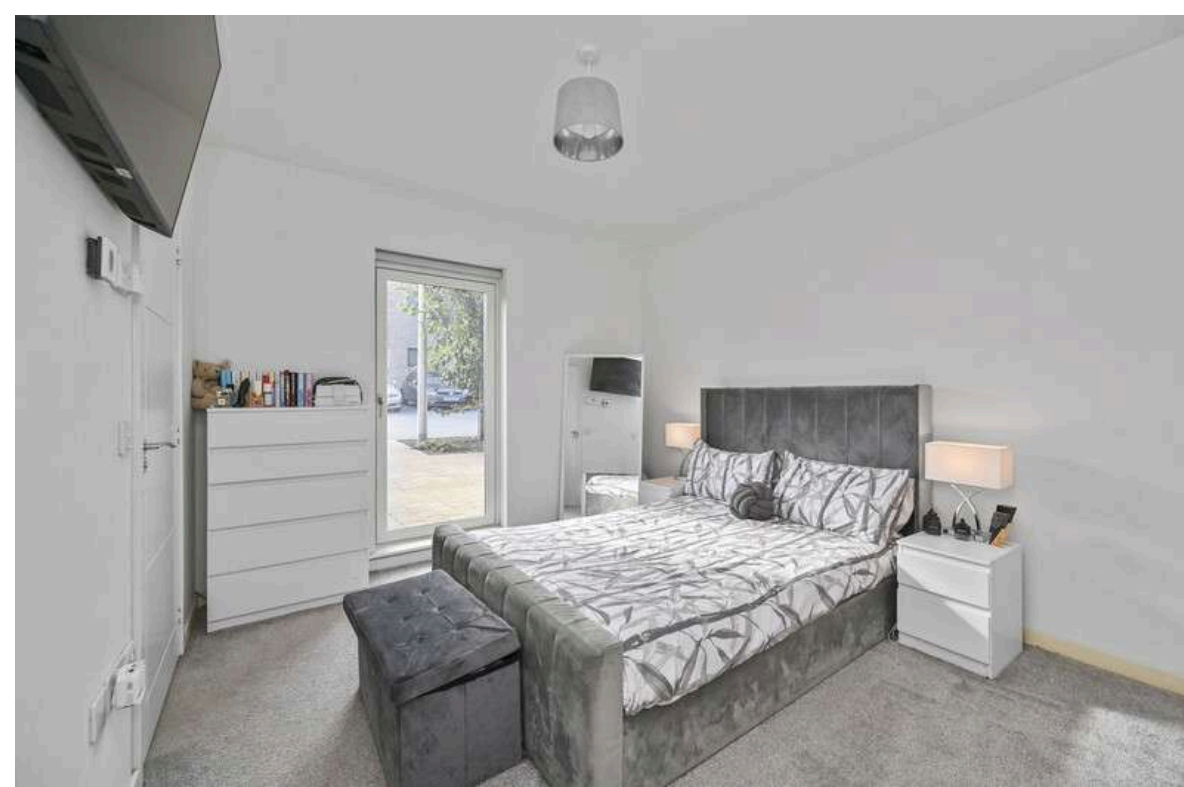
£225,000

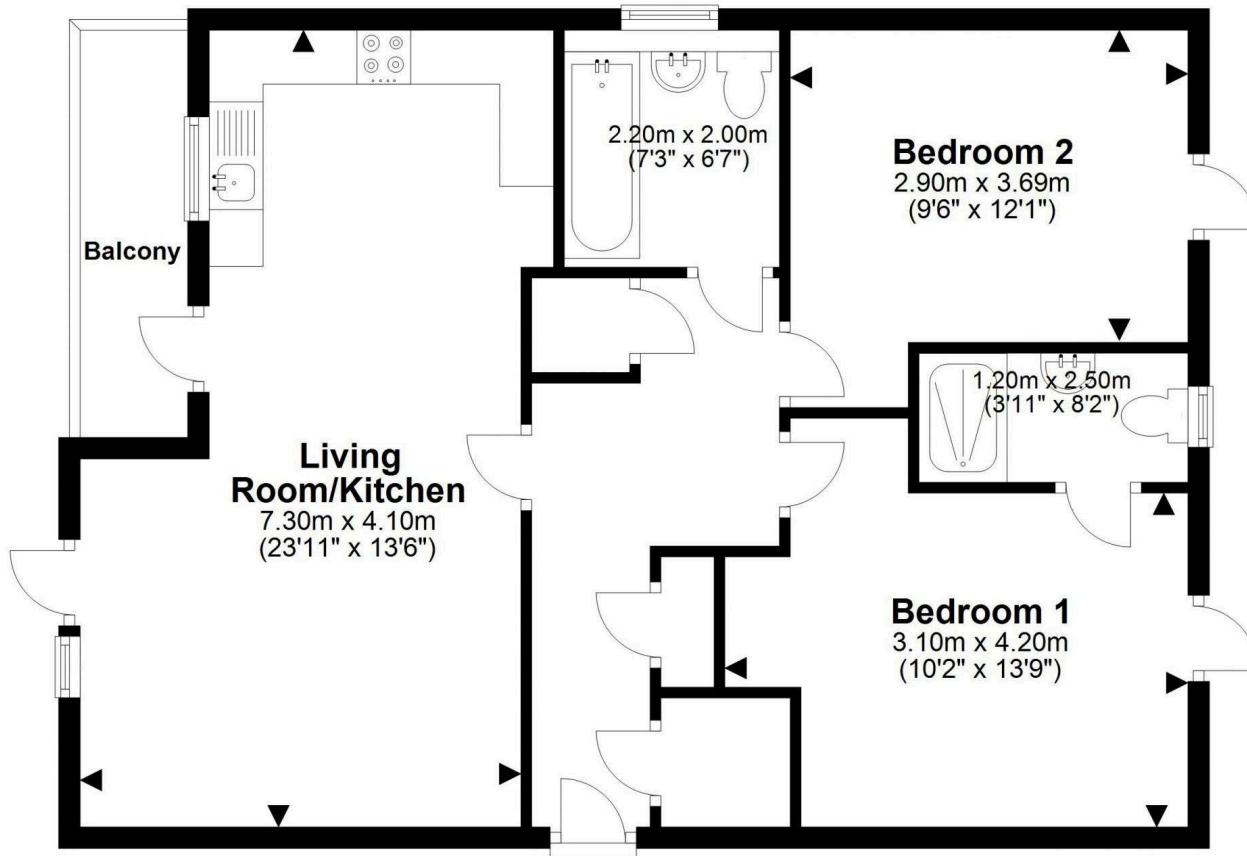
EPC Rating

B

Tenure

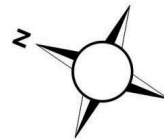
Free hold





Total area: approx. 86.0 sq. metres (925.2 sq. feet)

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.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executory Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191



Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.