

KILGOUR

PROPERTY



54 Sighthill Drive, Edinburgh, EH11 4QJ





- Living Room
- Kitchen/Dining Room
- 4x Bedrooms
- En-Suite
- Bathroom
- Garden
- Gas central heating
- Double glazed windows
- Council Tax Band - C
- EPC - Band D

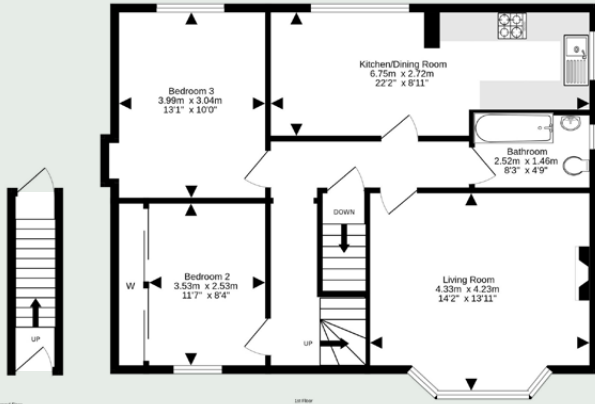
Viewing by appointment through selling agent on 0131 273 5233

Description

A beautifully presented four-bedroom upper villa providing spacious accommodation over two levels. Located to the west of the city centre, the property is an ideal location for those commuting in or out of the city centre with excellent transport links and easy access to the Edinburgh City Bypass. The property also benefits from gas central heating, double glazing and externally a private garden along with a communal garden plus unrestricted on street parking.

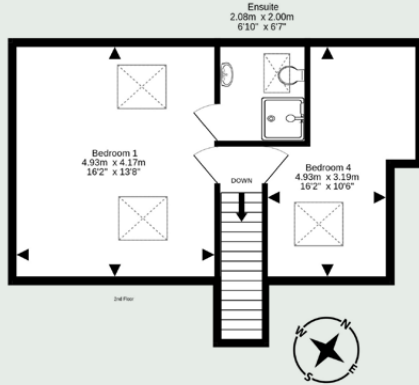
Location

Sighthill is a well-established area to the west of the city centre, lying within easy reach of both Stevenson College and the Sighthill campus of Napier University. There is an excellent variety of shops, amenities and more extensive retail opportunities available at The Gyle Shopping Centre and Hermiston Gait retail park. Many recreational facilities are available in the area, such as the Kingsknowe Golf Course, Sighthill Bowling Club, Pure Gym, Sighthill Public Park, and The Corn Exchange. A regular bus service operates to and from the city centre within the area, with the city bypass located a quick drive away, providing easy access to the M8 and the motorway.

1 4 2 D
R
B
C
EPC BANDC
COUNCIL TAX BAND

1st Floor

1st Floor



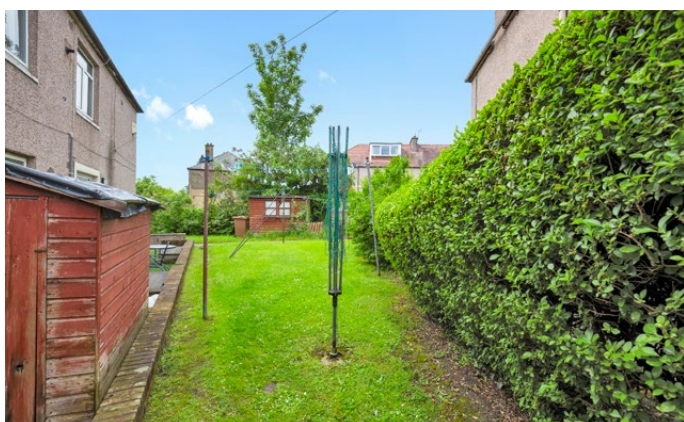
2nd Floor



Living Room	14'2" x 13'11"	4.33m x 4.23m
Kitchen/Dining Room	22'2" x 8'11"	6.75m x 2.72m
Bedroom 1	16'2" x 13'8"	4.93m x 4.17m
Bedroom 2	11'7" x 8'4"	3.53m x 2.53m
Bedroom 3	13'1" x 10'0"	3.99m x 3.04m
Bedroom 4	16'2" x 10'6"	4.93m x 3.19m
En-Suite	6'10" x 6'7"	2.08m x 2.00m
Bathroom	8'3" x 4'9"	2.52m x 1.46m







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