



RALPH SAYER
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46 Sighthill Terrace
Edinburgh EH11 4QG

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Boasting an elevated first floor position, this lovely upper villa, offers fabulous family accommodation and a bright south-facing aspect. This property lies in a tranquil established residential estate in the ever popular Sighthill area, with a primary school with-in walking distance and easy access to Heriot Watt University, an Edinburgh Napier University campus and an Edinburgh College campus. The entrance is tucked away to the side with a large garden area, plus a rear garden area. A private entrance stair leads to the spacious first floor accommodation with a sunny bay windowed lounge diner, a fitted kitchen to the rear, two excellent double bedrooms and a modern three-piece bathroom.

Extras: all fitted floor coverings, window coverings, light fittings will be included in the sale.

Property Summary

- On an elevated corner plot
- Private entrance to side
- Bright & airy first floor hall
- South-facing lounge/diner
- Fitted kitchen with leafy outlook
- Principle double bedroom with fireplace
- Second double bedroom
- Modern bathroom with shower-over-bath & towel radiator
- Fabulous outdoor space - to the side & rear, laid to lawn
- Gas central heating & double glazing
- Floored & plaster boarded attic with loft ladder
- EPC Rating - C | Council Tax Band - B





Spacious two bedroom upper villa with a south-facing lounge/diner and excellent private outdoor space



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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location

Sighthill is a popular residential district, located approximately 4 miles, west of the city centre. Various local amenities can be found at nearby Longstone, including a Sainsburys or Asda at Chesser. Ideally located for a campus of Edinburgh Napier University's, Edinburgh College campus and Heriot Watt University is a short 10 minute journey by car or bus, as is the South Gyle Business Park. Larger retail shopping can be found at Hermiston Gait and the Gyle Shopping Centre. There are many local parks, gyms nearby. Excellent transport links, include regular bus services, the Trams and local train station at Edinburgh Park. Direct access to Edinburgh city by pass, links to all major road networks, including the M8, M9, the Forth Road Bridge and easy access to Edinburgh International Airport.