



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**25/1, Sighthill Drive**  
Sighthill, Edinburgh, EH11 4QW



# 25/1, Sighthill Drive

Set on the ground floor of an established development in Sighthill, this spacious flat features a private entrance, a rear garden with outdoor seating, a handy drying area, and off-street parking. It is sure to appeal to a wide demographic of buyers, including first-time buyers, rental investors, couples, young families, and professionals. The flat comprises two sunny double bedrooms, a reception room, a galley-style kitchen and a bathroom. Additionally, the property lies within easy reach of excellent amenities, scenic outdoor spaces, schools and transport links.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.



## Property Summary

- Ground-floor flat in Sighthill
- Part of established development
- Private main entrance
- Central hall
- Spacious living/dining room
- Galley-style kitchen
- Sunny main bedroom
- Versatile second bedroom with a sunny aspect
- Family bathroom
- Private rear garden with outdoor seating
- Private off-street parking
- Gas central heating
- Double glazing throughout
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £165,000











Spacious living/dining room, a galley-style kitchen, sunny main bedroom and a versatile second bedroom











Family bathroom and a  
private rear garden with  
outdoor seating









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**dream property!**



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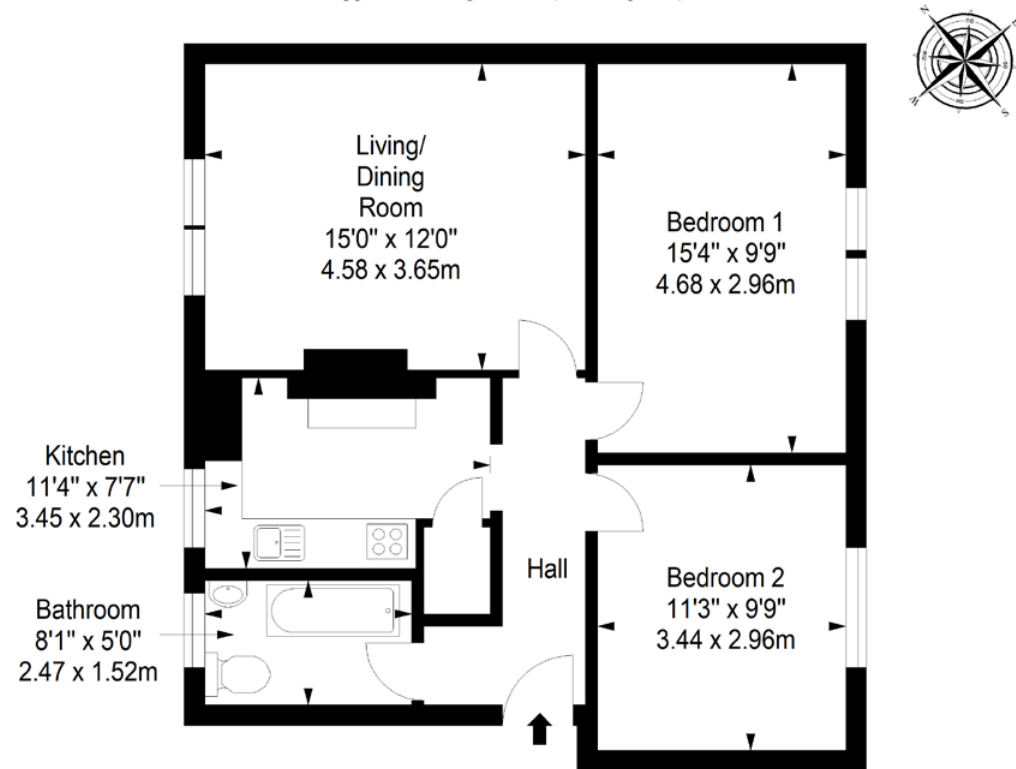
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**Zoopla.co.uk** **rightmove** **onTheMarket.com**

**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.

**Ground Floor**  
Approx. 61.2 sq. metres (658.8 sq. feet)



Total area: approx. 61.2 sq. metres (658.8 sq. feet)