



RALPH SAYER
SOLICITORS & ESTATE AGENTS

58 Sighthill Park

Edinburgh EH11 4PN

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Ralph Sayer are delighted to present to the market this two-bedroom lower villa, located in the popular Sighthill area of Edinburgh. The property offers excellent potential and, while requiring some modernisation, is attractively priced to reflect the opportunity for improvement.

Accommodation comprises:

- Entrance hallway with two generous storage cupboards
- Dual-aspect fitted kitchen with a range of wall and base units, double oven, hob, washing machine and fridge freezer
- Bathroom with mains shower over bath, WC, and wash hand basin
- Bright lounge with dual windows, feature fireplace, and recessed storage
- Two double bedrooms, with the larger room benefiting from double-glazed French doors leading to the rear garden

The property further benefits from double glazing and gas central heating via a combi boiler.

Externally, there is a large front garden with a slabbed driveway providing off-street parking, and a private rear garden area complete with a garden shed. Additional unrestricted on-street parking is also available.

Please note: No warranties will be provided on any appliances, and the property is sold as seen.

This home presents an ideal opportunity for investors, first-time buyers, or those seeking a renovation project, with scope to add value through cosmetic upgrades.

EPC Rating - C | Council Tax Band - C



Home Report Value - £155,000



Main door lower villa with great outdoor space & off-street parking



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dream property!



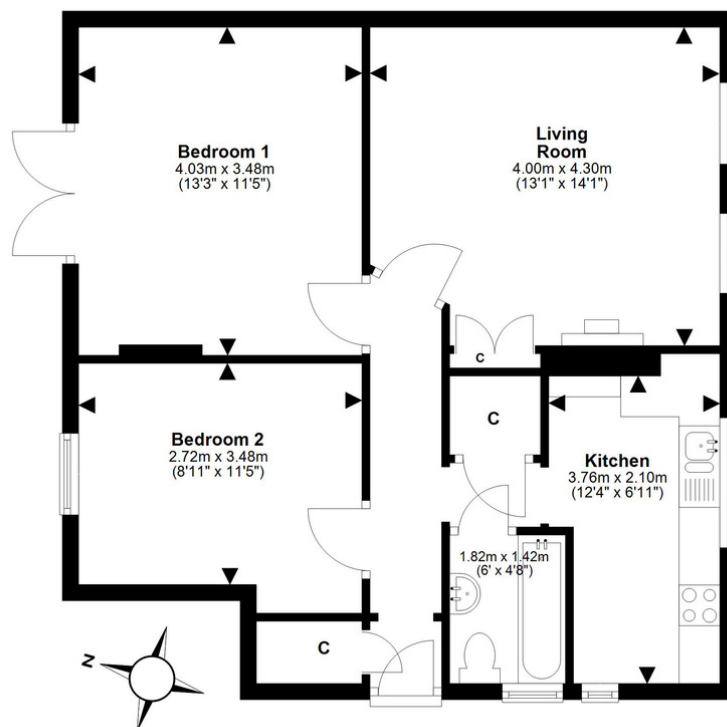
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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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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.