



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

77/4 Sighthill Drive  
Sighthill, Edinburgh, EH11 4QJ

# 77/4 Sighthill Drive

With neutral interiors throughout, this two-bedroom first-floor flat (1F2) is brought to market in excellent decorative order. The property features bright and airy accommodation which captures lots of southerly light, and it further benefits from a quality kitchen and bathroom. In addition, it has the advantage of a private garden area for relaxing in the sun, as well as a private section of garden for socialising. Situated in Sighthill, this flat is an ideal home for first-time buyers, commuting professionals, and small families alike.

Extras: all fitted floor coverings, light fittings, and an integrated oven and electric hob, as well as a gas fireplace to be included in the sale.

## Property Summary

- First-floor flat in move-in condition
- Convenient location in Sighthill
- Neutral interiors throughout
- Secure telephone-entry system
- Welcoming entrance hall
- Dual-aspect living/dining room
- Well-appointed kitchen
- Two spacious double bedrooms
- Bright three-piece bathroom
- Private garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £155,000







"Bright and airy accommodation which captures lots of southerly light."







“An ideal home for first-time buyers, commuting professionals, and small families alike.”





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**dream property!**



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



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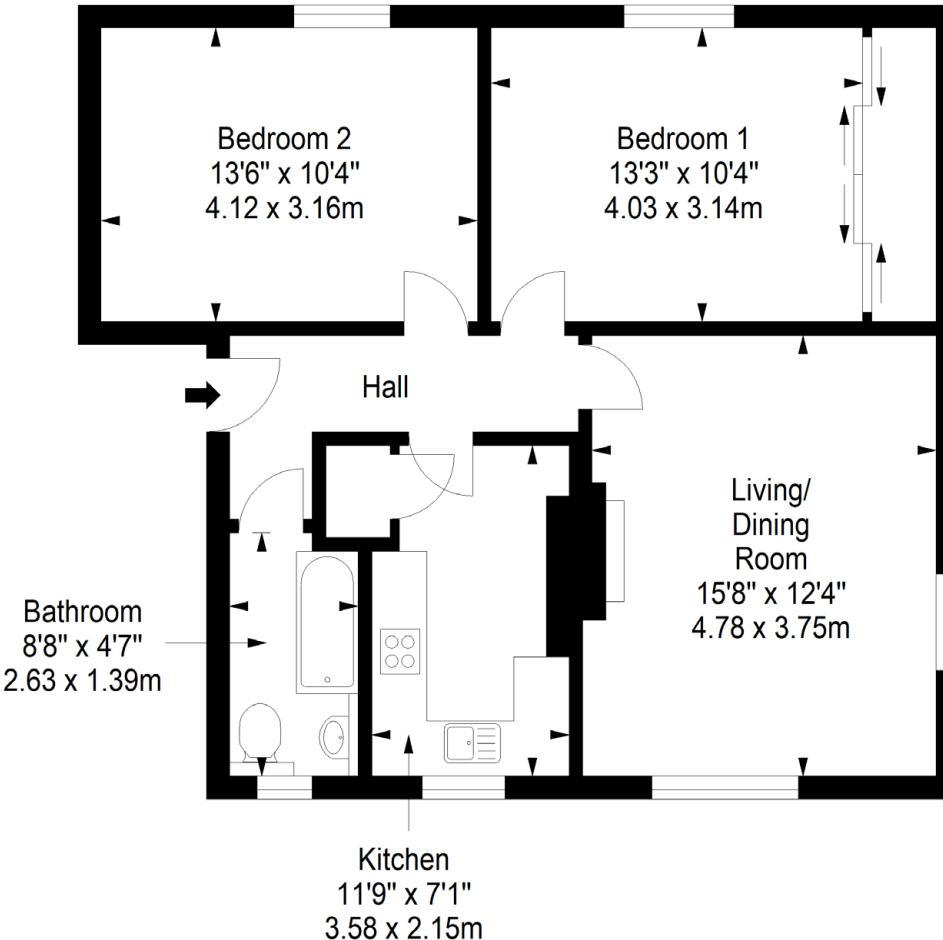
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DISCLAIMER

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.

**First Floor**

Approx. 67.2 sq. metres (723.4 sq. feet)



Total area: approx. 67.2 sq. metres (723.4 sq. feet)