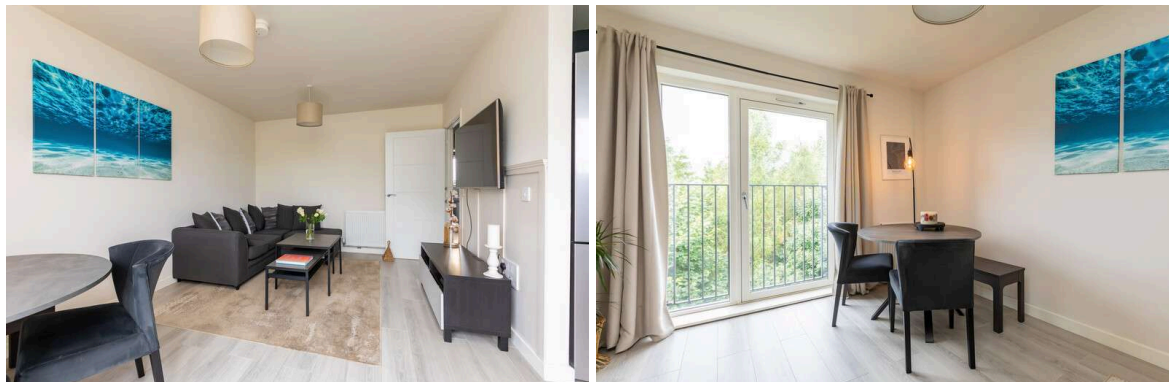




6/6 Tertaglia Street
SIGHTHILL | EDINBURGH | EH11 4FQ


warners
solicitors & estate agents



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Beautifully styled and finished to a high standard is this ideal first time buy forming a one bedroom top floor flat, quietly tucked away on a sought after modern development next to the green expanse of Sighthill Public Park and conveniently placed to access local amenities and transport links, including the trams.

Viewing is highly recommended to appreciate the pristine condition of this lovely flat, which boasts pleasant leafy outlooks and an over rooftop view towards the Pentland Hills. The easily maintained accommodation benefits from all modern comforts and excellent storage space is provided by way of two decent cupboards lying off the hall and built-in mirrored wardrobes in the bedroom. French windows in both the living/dining room and bedroom ensure maximum natural light filters into the flat. Sleek white units with contrasting handles feature within the kitchen and the bathroom is nicely fitted out with a white suite, neutral tone tiled surrounds and a mixer shower above the bath.

- Light filled living/dining room with French window
- Fully fitted kitchen with appliances
- Double bedroom with French window and mirrored wardrobe
- Well fitted bathroom with mixer shower
- Hallway with two storage cupboards
- VentAir air circulation
- Gas central heating and double glazing
- Security entryphone system into communal stairway
- Landscaped communal grounds incorporating residents' parking

Included in the sale will be the fridge freezer, cooker, washing machine, bathroom cabinet, and all curtains. EPC Rating B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located in the popular Sighthill area of Edinburgh, which lies to the west of the city centre. The flat is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops can be found at the Wester Hailes Centre, with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema. The impressive Gyle Complex can be easily accessed, as can the Hermiston Gait Retail Park. Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus are also easily reached. The property is also well placed for those working at the Edinburgh Business Park. Regular bus and tram services run in the area, and the city bypass and main motorway networks are also within easy reach.



