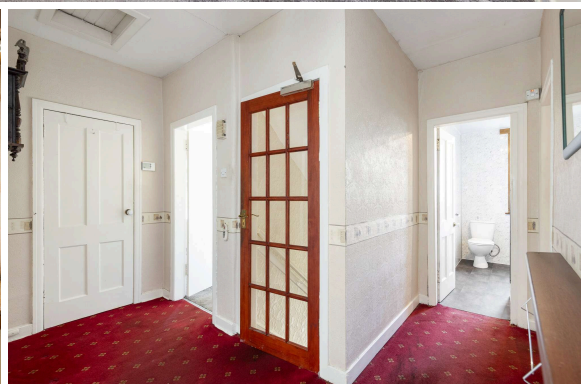




21 Sighthill Loan
SIGHTHILL | EDINBURGH | EH11 4NS


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21 Sighthill Loan

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An exciting opportunity has arisen to acquire this well-proportioned three-bedroom upper flat boasting a well-sized rear garden, and situated in the residential district of Sighthill, west of Edinburgh's city centre.

The living room forms the main public space in the property, and the room is flooded with plenty of natural light creating a great space for relaxing or entertaining guests. All three bedrooms are of a good size, with each room having the potential to be employed as a home office, study or gym, giving the property a good degree of flexibility. The kitchen offers a good amount of integral cupboard storage, and a family bathroom completes the accommodation.

Nearby amenities include the Odeon Luxe cinema and Hermiston Gait, and the property is well-located to offer easy access to Edinburgh Napier Sighthill and Heriot Watt University campuses, early viewing is highly recommended.

- Large driveway and garden to the side
- Gas central Heating
- Double Glazing
- 3 Double bedrooms
- Contemporary shower room
- Spacious living/dining
- Rear private garden

Energy Rating C, Council Tax C

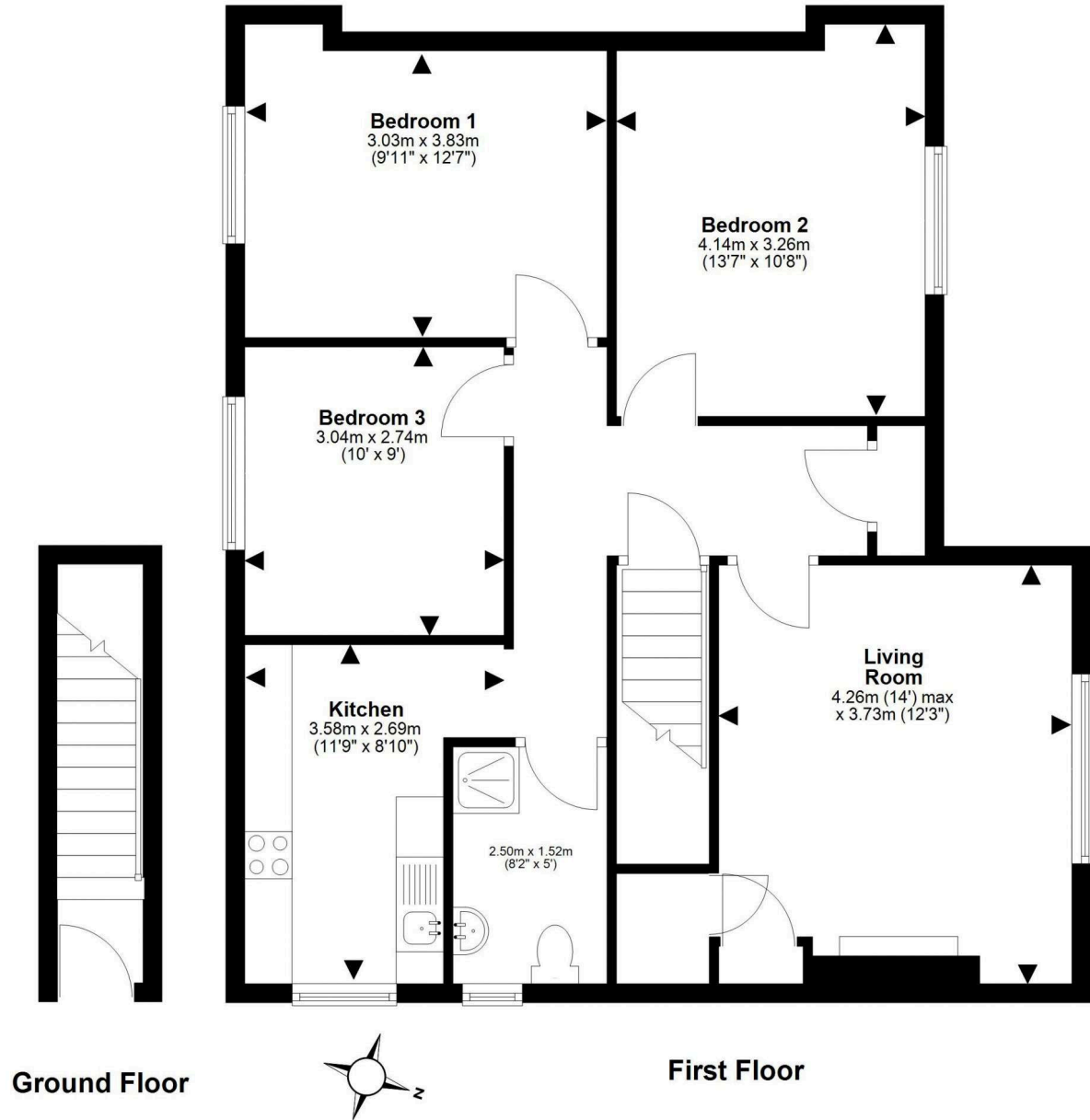
All fittings, fixtures, blinds, living room curtains, fridge/freezer, washing machine, lampshades and the large hall mirror are included in the sale.

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



The subjects are located in the popular Sighthill area of Edinburgh, which lies to the west of the city centre. The property 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. Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus on hand for the more mature student. The property is also well placed for those working at the Edinburgh Business Park and the Royal Bank Headquarters at Gogar. An efficient bus service operates to other parts of the city and the city bypass and main motorway networks are also within easy reach.





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.