



6 Weir Street
SIGHTHILL | EDINBURGH | EH11 4FG


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6 Weir Street, Sighthill

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This immaculately presented two-bedroom terraced house is part of a modern and desirable development, ideally located near Edinburgh College and Napier University. Finished to an exceptionally high standard and in excellent condition throughout, the property offers contemporary living with the added benefits of modern gas central heating, double glazing, private gardens, and a monoblocked driveway providing convenient off-street parking.

Upon entering, you are welcomed into a bright hallway with a staircase leading to the upper level. The spacious sitting room features a fitted carpet and a useful under-stair storage cupboard, creating a comfortable and practical living space. To the rear, the stylish kitchen and dining area is equipped with sleek cream gloss units, laminate worktops, a stainless steel sink with mixer tap, and integrated appliances including a gas hob with extractor hood, electric fan oven, and fridge freezer. A separate utility room offers additional workspace and is plumbed for a washing machine, with matching units and worktop. A downstairs WC with wash basin completes the ground floor.

Upstairs, the landing provides further storage and access to two generous double bedrooms. The rear-facing bedroom includes fitted mirrored wardrobes, while the front-facing bedroom enjoys a Juliet balcony and an additional storage cupboard. The family bathroom features tiled walls in the shower area, a pedestal wash basin, WC, and a mains pressure shower over the bath.

The garden is fully enclosed, laid with low-maintenance artificial lawn and a paved patio, ideal for relaxing or entertaining, and perfectly suited for children and pets. The front of the property boasts a monoblocked driveway, ensuring easy parking. This is a beautifully maintained home offering both comfort and style in a highly convenient location.

- Modern two-bedroom home in prime location
- Stylish kitchen with utility room
- Spacious lounge with storage
- Two double bedrooms with wardrobes
- Private garden and driveway
- Contemporary bathroom and WC

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

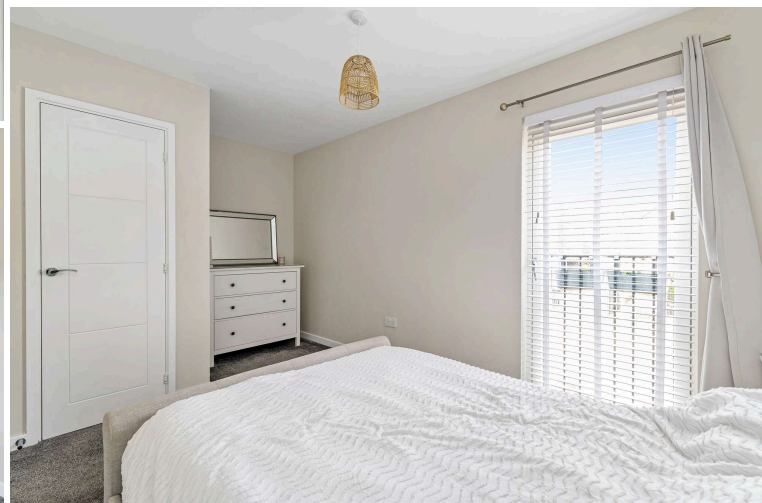
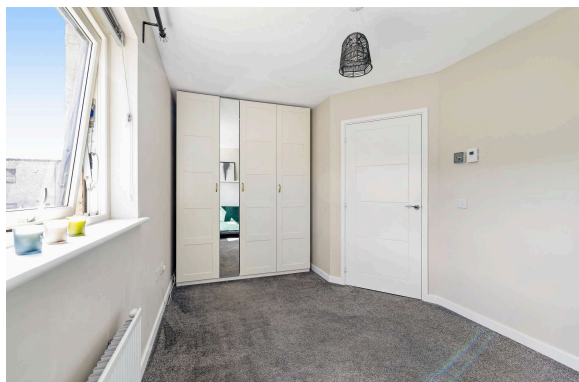
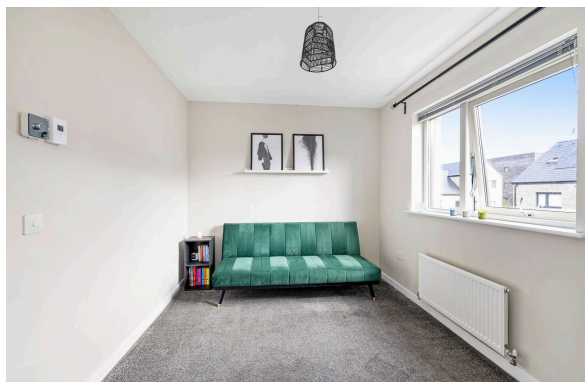


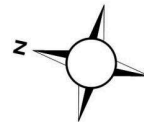
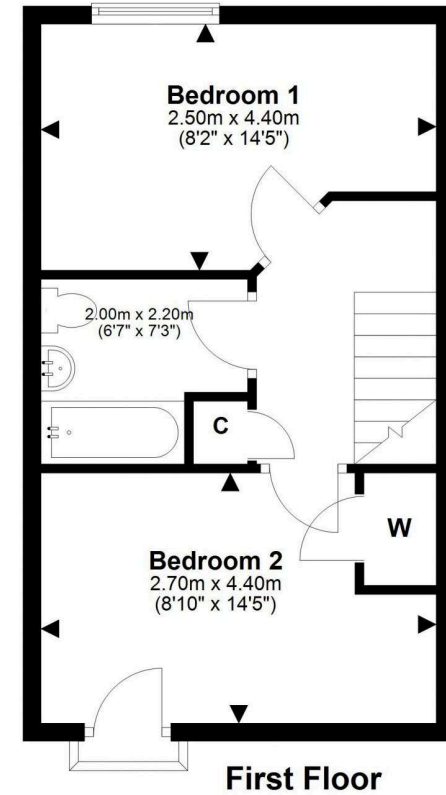
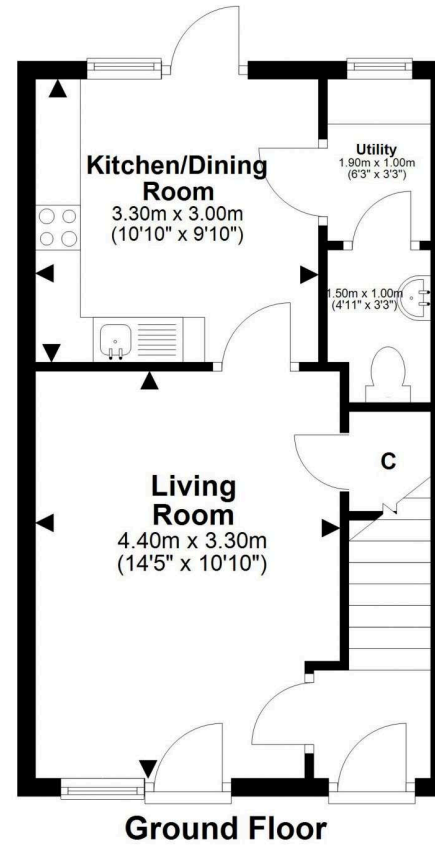
Energy Rating B and Council Tax D

Blinds, shelves in both bedrooms, downstairs bathroom toilet roll and towel holders, TV bracket and circle shelf in the kitchen included in the sale.

Factor fee understood to be approx £50-100 per quarter

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.