



12 Sighthill Terrace  
SIGHTHILL | EDINBURGH | EH11 4PE

  
**warners**  
solicitors & estate agents





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Warners are pleased to present this generously proportioned main door upper villa, quietly positioned within a well-established residential street in the popular Sighthill area. Offering bright, flexible accommodation and the added benefit of private gardens, the property represents an excellent opportunity for first-time buyers, professional couples or families seeking a well-connected yet peaceful setting.

The home is accessed via its own private entrance and stair, opening into a welcoming central hallway which leads to a spacious bay-windowed lounge, filled with natural light and offering ample space for both relaxation and entertaining. A well-fitted kitchen provides excellent storage and workspace, while three well-proportioned bedrooms offer versatility for family living, home working or guest accommodation. A contemporary shower room completes the interior, finished with modern fittings and clean lines. Further benefits include gas central heating and double glazing throughout. Externally, the property enjoys a generous, well-maintained garden to the side along with an additional rear garden area, ideal for outdoor enjoyment. Ample unrestricted on-street parking is available directly to the front and within the surrounding area. Conveniently located close to a wide range of local amenities, schooling and excellent transport links, this attractive home offers comfortable living within a popular and accessible Edinburgh location.

- Spacious upper villa offering flexible family accommodation
- Private gardens to the side and rear
- Private main door access with stair to upper level
- Welcoming entrance hallway
- Bright bay-windowed lounge with excellent natural light and feature fireplace
- Well-fitted kitchen with good storage and worktop space
- Generous principal bedroom
- Two further well-proportioned bedrooms
- Contemporary shower room with modern fittings
- Gas central heating and double glazing throughout
- Ample unrestricted on-street parking

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





All integrated appliances, blinds and curtains in all rooms, excluding the curtains in the dining room and bedroom three. Other items of furniture may be available with separate negotiator.

Council Tax Band C, Energy Rating C.

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.

