



35 Sighthill Drive, Edinburgh, EH11 4QW

Well-presented four-bedroom double upper villa with private entrance, enclosed private gardens, and a contemporary loft conversion. The property benefits from a Potterton gas combi central heating system and double-glazed UPVC windows installed within the past five years.

The accommodation comprises:

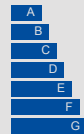
- Entrance vestibule with staircase leading to the first-floor landing, which includes an additional staircase with useful storage beneath
- Modern fitted kitchen featuring gloss white units, marble-effect worktops, and a stainless-steel sink; integrated appliances include an electric hob, electric oven, fridge-freezer, and washing machine; additional deep storage cupboard
- Spacious living room with oak-style LVT flooring and front-facing window
- Family bathroom fitted with a vanity wash basin, WC, and bath with electric shower over; LVT flooring and wall board/multi-panel finish
- Front-facing double bedroom with built-in storage cupboard/wardrobe
- Good sized rear facing double bedroom
- Upstairs landing on the second floor with hatch to the attic storage space within the eaves
- Bedroom Four with south-facing Velux window
- Bedroom Three with front-facing Velux window



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
C



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Location

Sighthill is situated approximately four miles west of Edinburgh's City Centre. Local shopping facilities include the Hermiston Gait retail park, the Gyle Shopping Centre, Westside Plaza and Sainsbury's supermarket at Longstone. It is conveniently located for Heriot Watt University, Napier University and Edinburgh College. Schooling is available locally from nursery to secondary level. Leisure facilities nearby include a swimming pool and gym. A frequent bus service operates from nearby to the City Centre and from a commuting perspective. The property is conveniently positioned for access to the City Bypass and the links to the motorway network. The Union Canal is nearby and has a cycle route to the City Centre.

Extras

The blinds, floor coverings, light fittings and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.





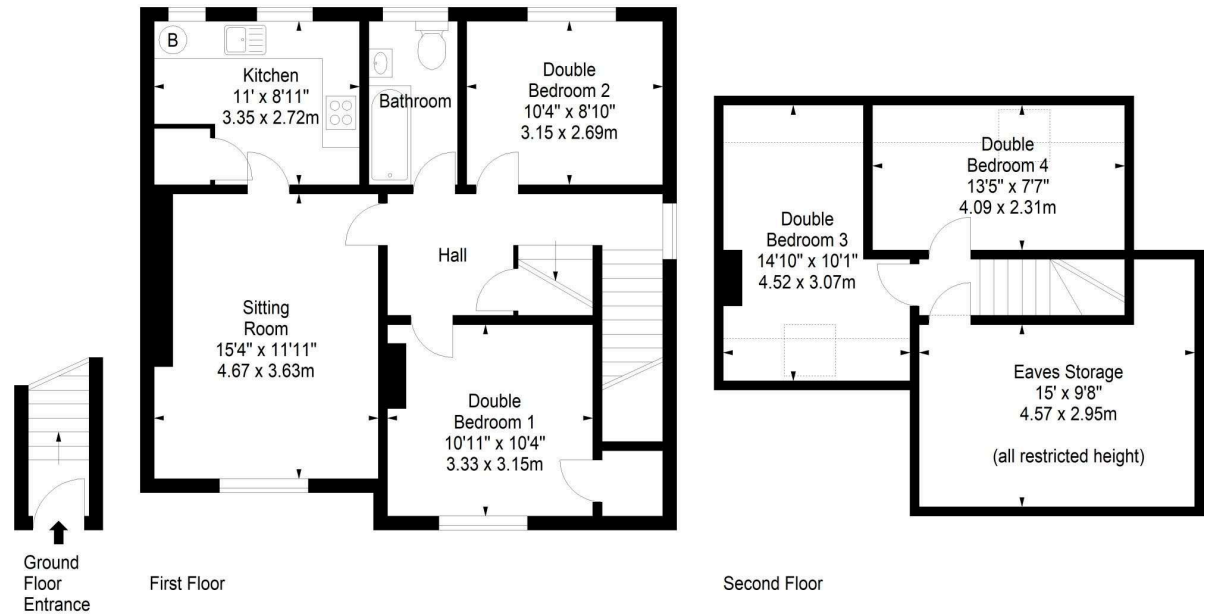




**Sighthill Drive,
Edinburgh,
Midlothian, EH11 4QW**



Approx. Gross Internal Area
999 Sq Ft - 92.81 Sq M
Eaves Storage (all restricted height)
Approx. Gross Internal Area
155 Sq Ft - 14.40 Sq M
For identification only. Not to scale.
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Offers can be submitted in writing, fax or email:

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