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Fixed Price

**£175,000**

## 40 Sighthill Park

Sighthill | Edinburgh | EH11 4PN

Fantastic opportunity to acquire this two-bedroom main door upper villa, ideally positioned within the ever-popular Sighthill area. Boasting generous private garden space whilst being conveniently located close to excellent local amenities and transport links, the property is perfectly suited to first-time buyers, young couples, and growing families.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



## Description

A private entrance staircase leads to the upper landing, which provides access to the attic. The bright and airy lounge/diner enjoys lovely open views towards the Pentland Hills and features a gas fireplace (currently disconnected), creating an attractive focal point. The stylish, well-presented kitchen is fitted with a good range of units, finished in neutral tones and complemented by both under-unit and in-cabinet lighting. Partial wall tiling in the splash areas ensures easy upkeep, while a generous cupboard houses the boiler and provides additional storage. A freestanding cooker is included in the sale. The principal bedroom is a comfortable double enjoying the same impressive Pentland Hills views. A useful walk-in cupboard offers excellent storage while the room provides ample space for freestanding furniture and a variety of layouts. Bedroom two is another good sized double overlooking the rear garden and offers plenty of room for freestanding furniture. Completing the accommodation is the bathroom, fitted with an electric shower over the bath and finished with partial wall tiling.

Further benefits include gas central heating and double glazing





## Gardens & Parking

Externally, the property enjoys private gardens to the side and rear. The rear garden incorporates a wooden deck, slabbed patio and well-maintained lawn, providing an excellent outdoor space for relaxing or entertaining. Ample unrestricted on-street parking is available nearby for both residents and visitors.

## Extras

Selected fixtures and fittings, including; freestanding cooker, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.



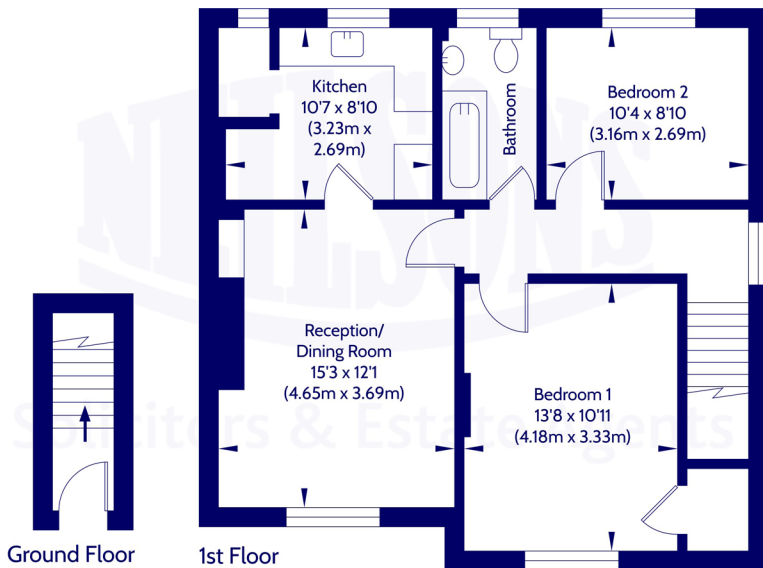


## Location

The property is situated in a well-established residential area in the western part of Edinburgh, benefiting from a wide range of local amenities that cater to daily needs and lifestyle conveniences. The area offers a variety of retail outlets, with easy access to Hermiston Gait Retail Park and the Gyle Shopping Centre. For leisure and fitness, the nearby Wester Hailes Education Centre provides excellent recreational facilities such as a swimming pool, badminton courts, and squash courts. Families are well served by local schooling, with both primary and secondary schools located within comfortable walking distance. The area also enjoys excellent transport links, with frequent bus services connecting to the city centre and surrounding districts. Additionally, the Edinburgh City Bypass is located just moments from the property, offering quick and convenient access to the wider road network – ideal for commuters and those travelling further afield.



Approx. Gross Internal Floor Area 66 Sq M / 711 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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