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73/1 SIGHTHILL DRIVE, EDINBURGH, EH11 4QL

TWO BEDROOM GROUND FLOOR APARTMENT WITH PARKING/GARDEN

**EPC D
OFFERS OVER £180,000**

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Early viewing is recommended of this well presented ground floor apartment offered for sale in excellent order with the lovely addition of a conservatory to the side and off street parking. The property benefits from private front and rear gardens and is set in a pleasant residential area with excellent transport links to city centre.

Entered from the front, a shared close provides access to the property. The front door opens through to the hallway which provides access to the majority of the accommodation. The lounge is a spacious and bright room to the front of the property with neutral décor and cosy carpet flooring. The main focal point of the room in here is the recessed fire place with timber mantle and gas stove. A doorway leads through to the conservatory which is situated to the side of the property overlooking the side garden. This is a useful additional facility and offers ample space for a table and chairs and/or additional seating. The well appointed kitchen has a range of timber floor and wall mounted units with space for a gas cooker and fridge freezer. The wall mounted boiler is situated in here and there is practical tile effect flooring and speckled worktops. Located beneath the window is a one and a half bowl stainless sink and there is a built in cupboard where there is space and plumbing for a washing machine.

Both bedrooms are situated to the rear and are double rooms. They are presented for sale in excellent order and the master bedroom has delightful French doors directly out to the back garden. Completing the accommodation is the three piece shower room which is both modern and stylish and has a three piece white suite of shower enclosure, wash hand basin and WC.

Externally to the property there is off street parking for one vehicle. There are private gardens wrapping around the property to the front, side and rear with a mix of mature bushes, trees and shrubs.

Sighthill Drive is a residential street located in the Sighthill area of west Edinburgh, around four miles south-west of the city centre. The neighbourhood was mainly developed in the late 1930s and 1940s and is still characterised by low-rise "four-in-a-block" cottage flats and small terraced homes. The area sits close to major transport routes such as Calder Road and the City Bypass, which makes it convenient for commuting to the city centre, Edinburgh Airport, and nearby business parks. Local amenities include schools, small shops, parks, and easy access to larger retail areas such as Hermiston Gait and South Gyle. In recent decades, Sighthill has undergone significant regeneration, including the construction of new housing aimed at creating a more modern community. Overall, Sighthill Drive is typical of Edinburgh's outer suburban estates: quiet, residential, and practical, with varied facilities and good transport links.

ROOM SIZES:

Lounge: 4.69 x 3.66
Kitchen: 3.54 x 2.14
Shower Room: 2.52 x 1.42
Bedroom One: 3.01 x 4.71
Bedroom Two: 3.05 x 3.44
Conservatory: 4.21 x 2.55

Council Tax Band: B EPC: D

FIXTURES AND FITTINGS: The sale shall include all carpets and floor coverings, light fittings and bathroom fittings.

SERVICES: Mains water, drainage, gas and electricity. Gas central heating and double glazing.

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

