



## 14a Sighthill Avenue, Edinburgh, EH11 4QS

Well-presented and move-in ready, this attractive two-storey semi-detached villa offers bright and well-proportioned accommodation, complemented by private gardens and a driveway. The property has been well maintained throughout and features a modern fitted kitchen and contemporary bathroom, together with UPVC double glazing and gas central heating, making it an ideal purchase for first-time buyers and young families.

The accommodation comprises:

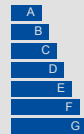
- Entrance hall with carpeted staircase to the upper floor
- Spacious living room with a large front-facing window and useful understairs storage cupboard.
- Modern fitted kitchen featuring a range of cream gloss wall and base units with matching worktops, inset stainless steel sink, and integrated appliances including a gas hob with extractor hood, oven, microwave, washing machine and fridge freezer.
- Upper landing with access hatch to the loft.
- Stylish fully tiled bathroom fitted with a three-piece suite comprising bath with electric shower over, wash hand basin and WC.
- Two generous double bedrooms, the principal bedroom benefiting from built-in wardrobes.



### 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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### Outside and Gardens

The property enjoys private gardens to the rear, which are west-facing and have been laid with monobloc, reducing the need for ongoing maintenance. There is a monobloc driveway to the front and side access.

### Location

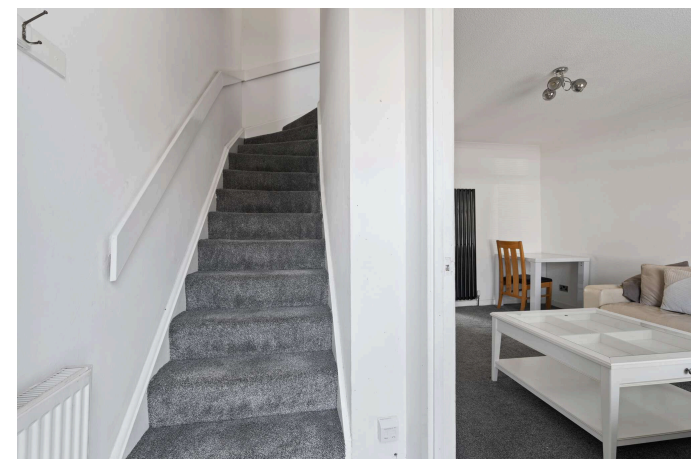
Sighthill is a popular residential area situated approximately four miles west of Edinburgh City Centre. Excellent local amenities are available nearby, including Hermiston Gait Retail Park, The Gyle Shopping Centre, Westside Plaza and Sainsbury's at Longstone. The area is particularly well placed for a number of educational establishments, including Heriot-Watt University, Napier University and Edinburgh College, while schooling is available locally from nursery through to secondary level.

A range of leisure facilities can be found close by, including a swimming pool and gym. Regular bus services provide easy access to the city centre and surrounding districts, while commuters will appreciate the property's convenient position for the City Bypass and Scotland's motorway network. The nearby Union Canal offers attractive walking and cycling routes into the city centre.

### Extras

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

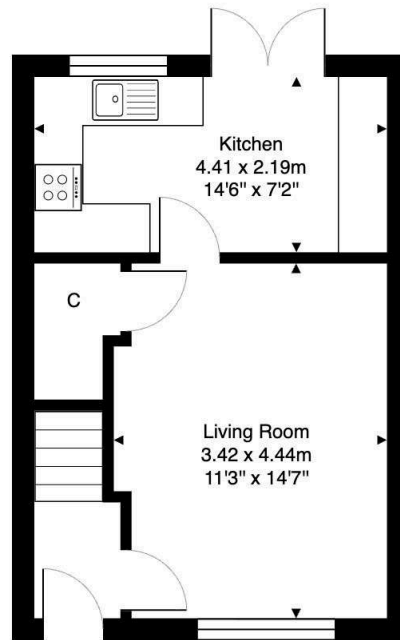
Council Tax- Band C



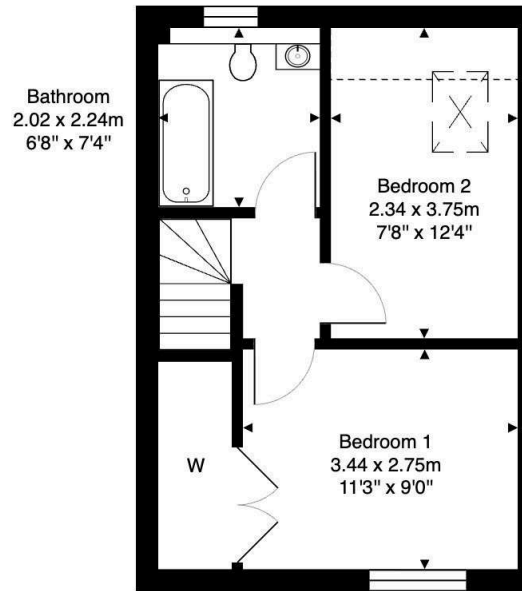




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Ground Floor



First Floor

Total Area: 60.4 m<sup>2</sup> ... 650 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**DMD** | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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