





Welcome

Welcome to Sighthill Grove, an excellent opportunity has arisen to acquire this spacious two-bedroom ground floor flat, forming part of a well-established block of six in the popular residential area of Sighthill. Offering generous accommodation throughout, private gardens to the front and rear, a private driveway and further unrestricted on-street parking, the property presents an ideal purchase for first-time buyers, downsizers or investors seeking a property with excellent potential. Although now requiring a degree of modernisation, the flat provides a superb blank canvas for purchasers wishing to personalise and add value. An early viewing is highly recommended.

- Reception hallway
- Front facing living room
- Fitted kitchen
- Two double bedrooms with garden access
- Bathroom presented as a shower room
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Driveway with further on street parking available





Sighthill

Sighthill Grove is situated within the well-established residential district of Sighthill, lying to the west of Edinburgh city centre. The area is well served by an excellent range of local amenities including supermarkets, shops, healthcare facilities and leisure amenities. Excellent public transport links provide regular services to the city centre and surrounding districts, while the nearby City Bypass, M8, M9 and Edinburgh Airport are all easily accessible, making this an ideal location for commuters. The area also benefits from nearby schools, recreational facilities and green open spaces, with both Heriot-Watt University and Edinburgh College located within easy reach.

Extras

Property is sold as seen.



Get in touch

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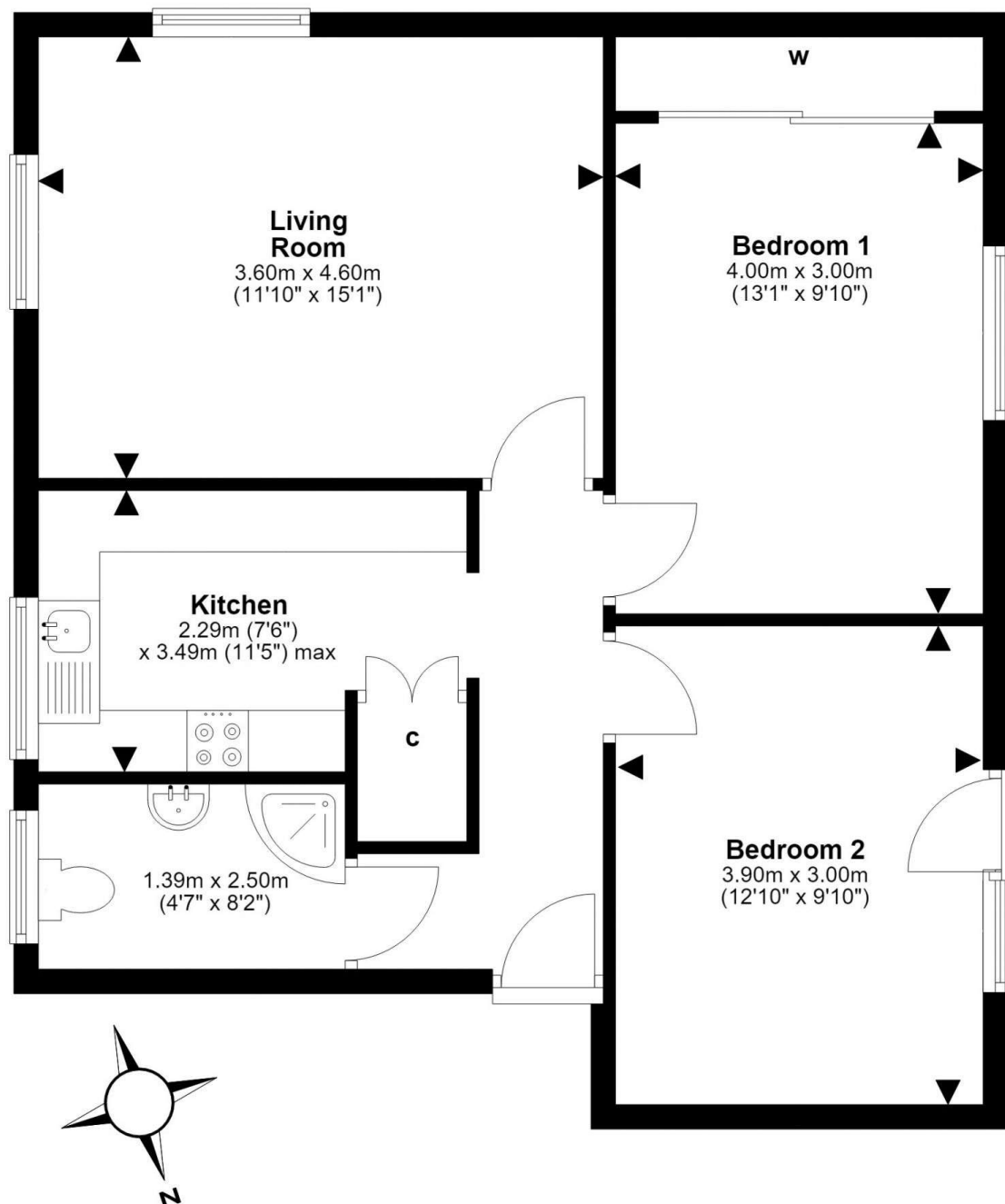
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.