



2 Kempself Grove
SIGHILL | EDINBURGH | EH11 4FR


warners
solicitors & estate agents



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Warners are delighted to present this beautifully styled three-bedroom end-terraced villa, forming part of a popular modern development in Sighthill, just a short distance from Edinburgh's vibrant city centre.

The ground floor is introduced by a welcoming hallway leading into a bright and spacious dual-aspect living room, where large windows and a glazed door bathe the space. To the rear lies the true heart of the home: a stylish kitchen and dining room, finished with sleek cabinetry, integrated appliances, and underfloor heating. French doors provide a seamless link to the rear garden. A convenient cloakroom WC and a useful living room storage cupboard complete the ground floor accommodation.

Upstairs, the property boasts three bedrooms, including two doubles and a single. The principal bedroom is enhanced by a modern en-suite shower room, an integrated wardrobe, and the added charm of a Juliet balcony. The second double bedroom is also well proportioned, while the single offers versatility as a home office or child's bedroom. A contemporary three-piece family bathroom completes the accommodation on this level.

Externally, the property enjoys a private mono-blocked driveway with space for two vehicles. The rear garden has been beautifully landscaped, featuring a porcelain patio and an astro turf section, creating a stylish, low-maintenance outdoor retreat. Solar panels further enhance the home's energy efficiency, making it a practical as well as an attractive purchase.

Early viewing is highly recommended to appreciate the style, comfort, and excellent location of this impressive home.

- Contemporary end-terraced villa in a popular modern development
- Bright dual-aspect living room
- Stylish kitchen/dining room with integrated appliances and underfloor heating
- Principal bedroom with en-suite, integrated wardrobe and Juliet balcony
- Further well-proportioned double bedroom and versatile good sized single bedroom
- Modern family bathroom and ground floor cloakroom WC
- Beautifully landscaped rear garden with porcelain patio and astro turf area
- Private driveway providing off-street parking for two vehicles
- Energy-efficient solar panels
- Gas central heating and double glazing
- Partially floored attic with Ramsey ladder access

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

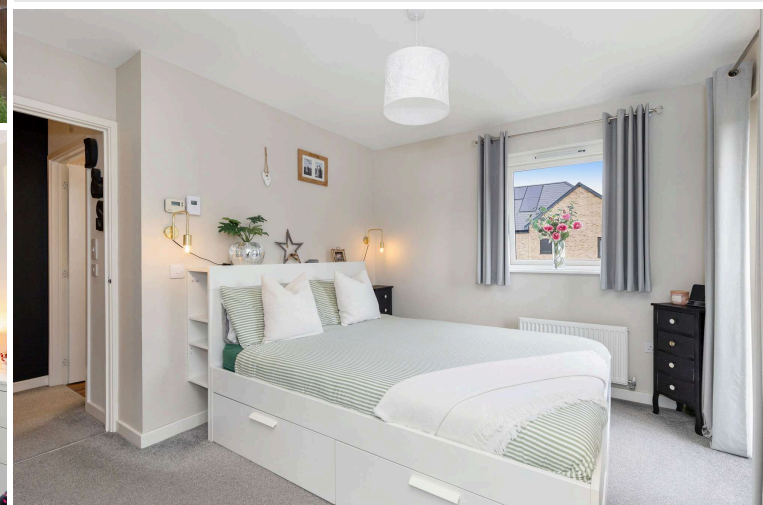
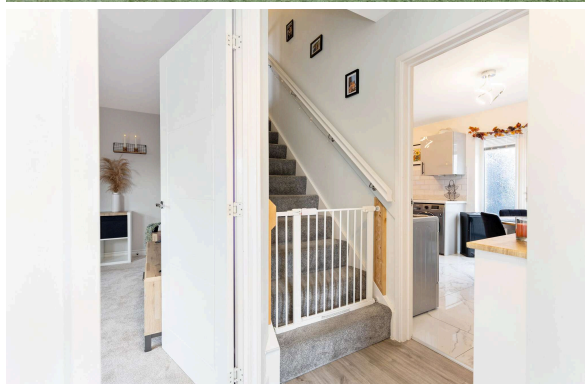


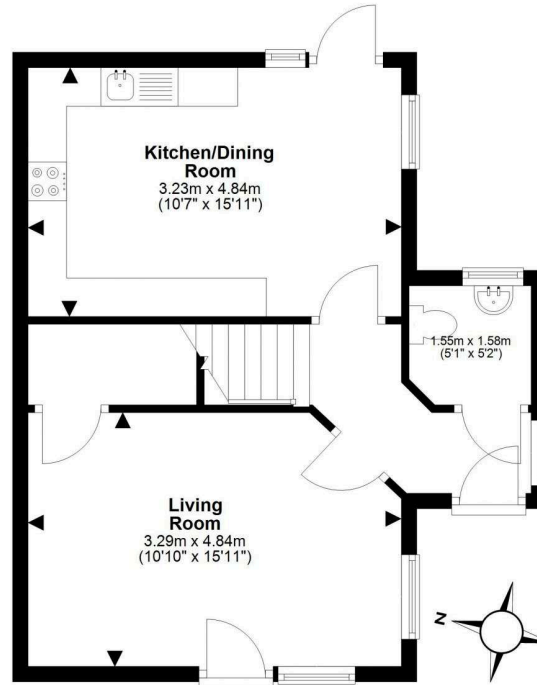
Fees payable to factor, Ross & Liddle, approx. £115 per year.

Council Tax Band E, Energy Rating B.

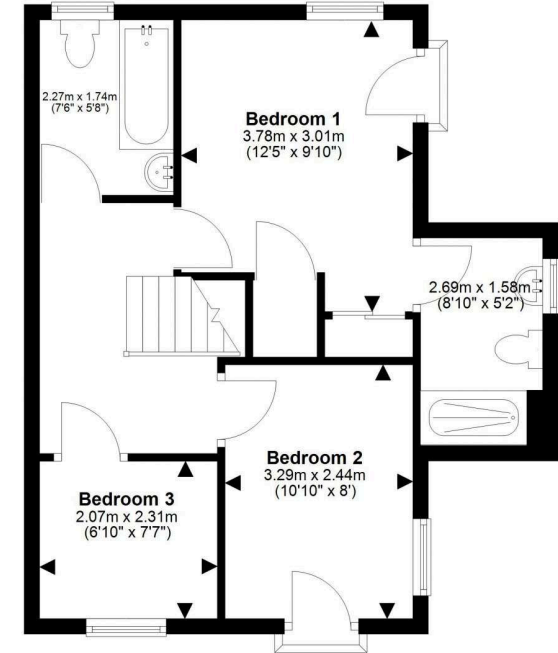
All curtains, blinds, light fittings and integrated kitchen appliances will be included in the sale, while other kitchen appliances and items of furniture can be available with separate negotiation.

The subjects are located in the popular Sighthill area of Edinburgh, which lies to the west of the city centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops can be found at the Wester Hailes Centre, with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema. The impressive Gyle Complex can be easily accessed, as can the Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus on hand for the more mature student. The property is also well placed for those working at the Edinburgh Business Park and the Royal Bank Headquarters at Gogar. An efficient bus service operates to other parts of the city and the city bypass and main motorway networks are also within easy reach.





Ground Floor



First Floor

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.