



Solicitors & Estate Agents



81 Sighthill View

Sighthill | Edinburgh | EH11 4PX

A fantastic opportunity has arisen to purchase this attractive main door double upper villa situated on a generous corner plot, with detached garage, driveway and private gardens. The generously proportioned accommodation is quietly located within the popular residential area of Sighthill close to a host of excellent local amenities and transport links. Internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Garage & Driveway
-  Private garden
-  EPC rating – C
-  Council tax band - C



Description

In brief the accommodation comprises; entrance porch, stairs leading to welcoming reception hallway, spacious and bright bay-windowed lounge/dining room, modern fitted kitchen with breakfast bar, two well proportioned double bedrooms both with fitted storage and contemporary bathroom with white three-piece suite and shower over bath. Finally, there is a fantastic sized principal bedroom on the upper level and stylish en-suite shower room.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, fridge/freezer and washing machine.

Gardens, Garage & Driveway

A real feature of this property is the generous sized outside space boasting a sizeable driveway for multiple vehicles, detached single garage and well maintained private gardens. The private garden to rear houses the summerhouse which will also be included in the sale.

Viewing

By appointment through Neilsons (0131 625 2222).





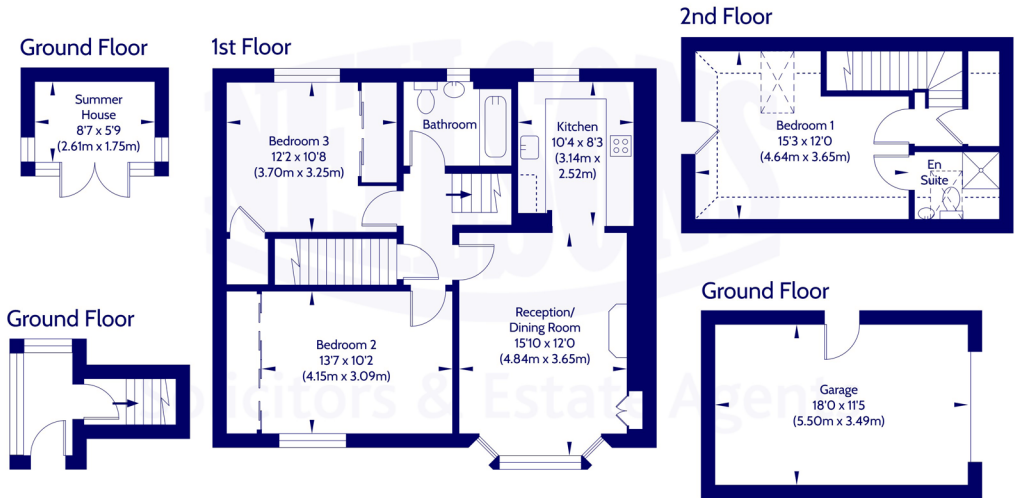
Location

Sighthill is a mature and popular area of Edinburgh close to both Edinburgh College and the Sighthill Campus of Napier University. A good variety of shops serves the local community with more extensive retail opportunities available at the Gyle and Hermiston Gait retail parks. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. Edinburgh City Bypass and the M8, M9 and M90 motorway networks are also within easy reach. The area is also convenient for those connected with the Edinburgh Business Park and the Royal Bank Headquarters at Gogar.





Approx. Gross Internal Floor Area 93 Sq M / 991 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.



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