



Offers Over
£250,000

40 Glenalmond Place

Sighthill | Edinburgh | EH11 4FF

This impressive, light-filled terraced villa with private gardens and allocated parking space, forms part of a sought-after modern development, conveniently positioned close to local amenities and excellent transport links providing an ideal location for commuters.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom & WC apartment
-  Private Garden
-  Allocated parking
-  EPC Rating – B
-  Council Tax Band - D



Description

The stylish, beautifully presented accommodation is offered to the market in move-in condition, undoubtedly appealing to a wide variety of buyers seeking a fine home in a great location close to many amenities, education establishments and bus and tram links. The property offers many excellent features including gas central heating with combi boiler, double glazing, solar panels, insulated attic together with attractive private gardens and allocated parking space. The accommodation comprises; entrance hall with carpeted staircase leading to the upper floor. There is a lovely and sunny south-facing reception room with UPVC glazed door to the front. There is a contemporary breakfasting kitchen located to the rear, fitted with ample wall and base units, complementary worktops incorporating the built-in gas hob, electric oven and hood. A further glazed door leads to the rear garden. A useful utility room is located off the kitchen and leads to a two piece WC apartment. Upstairs leads to the two double bedrooms, both benefiting from built-in wardrobes with the principal bedroom enjoying open views to the front with UPVC glazed door and Juliette balcony. Lastly the modern bathroom comprises of a white three piece suite with mains shower over bath.



Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in hob/oven/hood.

Gardens and parking

The property benefits from an attractive private, fully enclosed rear garden together with an allocated parking space.

Factors

Ross & Liddell are the Factoring Agents for the development to which a fee of approx. £145 per annum is payable for the upkeep of the communal garden ground.

Viewing

By appointment with Neilsons on 0131 625 2222.





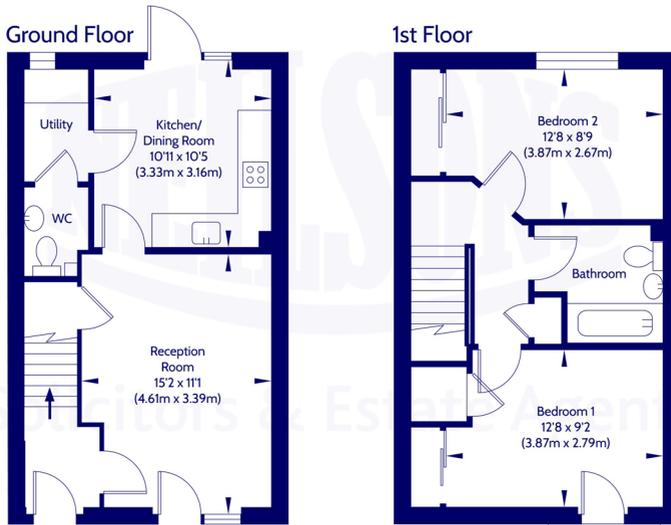
Location

The property is situated in the well-established and popular Sighthill area, lying to the west of Edinburgh's city centre. This convenient location offers a wide variety of local amenities, including a selection of independent shops and services catering to the surrounding community. For more extensive retail options, residents can easily access the nearby Wester Hailes Centre, while the Westside Plaza offers excellent leisure facilities, including a multi-screen cinema. The Gyle Shopping Centre and Hermiston Gait Retail Park are also within easy reach, providing access to a wider range of high street retailers, supermarkets, and dining options. The area is particularly well-suited for students, with Edinburgh Napier University, Edinburgh College (Sighthill Campus), and Heriot-Watt University's Riccarton Campus all close by. Sighthill is also ideally located for commuters, with quick access to Edinburgh Business Park and the Royal Bank of Scotland's headquarters at Gogar. Excellent public transport links include regular bus and tram services, connecting the area to the city centre and beyond, while the city bypass and major motorway routes are just a short drive away, ensuring ease of travel throughout the region.





Approx. Gross Internal Floor Area 70 Sq M / 752 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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