



RALPH SAYER
SOLICITORS & ESTATE AGENTS

18 Glenalmond Place

Sighthill, Edinburgh, EH11 4FF

18 Glenalmond Place

Benefiting from a lovely enclosed garden, solar panels, and private parking for two cars, this modern mid-terraced townhouse is a stylish family home enjoying a peaceful residential setting, close to Sighthill's neighbourhood park and the City Bypass/motorway network, with Edinburgh city centre just a 30-minute commute away. The bright three-storey interiors include a secluded principal suite, two further bedrooms served by a family bathroom, and, on the ground floor, a south-facing living room connected to a dining kitchen with garden access, integrated appliances, and a handy WC cloakroom. Further highlights include useful built-in storage and a quiet study space, ideal for home working.

Extras: All fitted floor and window coverings, light fittings and all integrated appliances are included in the sale.



Property Summary

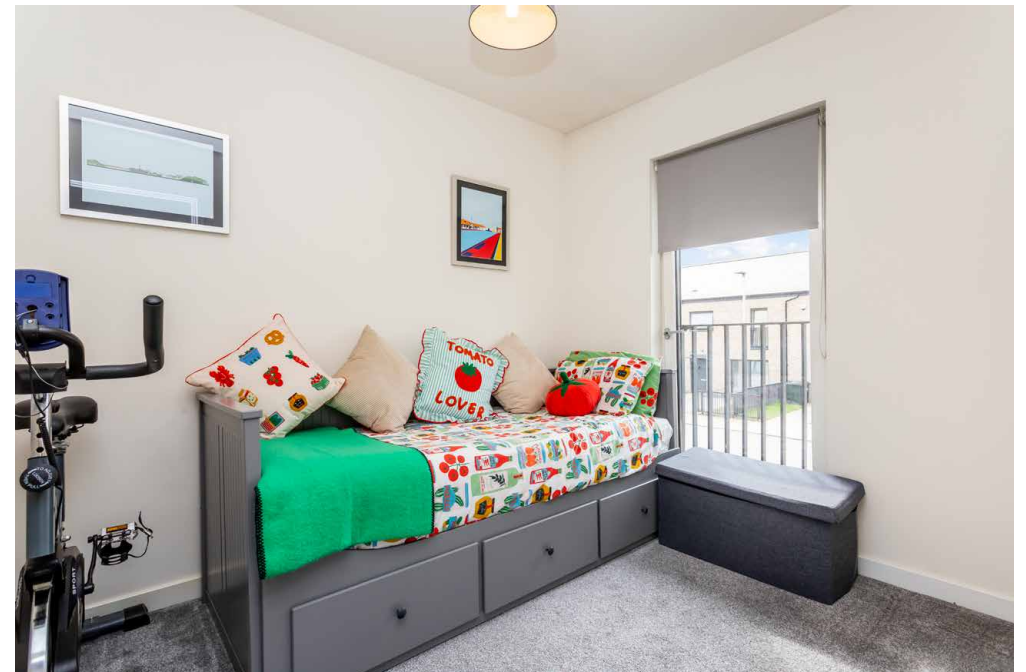
- Modern mid-terraced townhouse – perfect for family living
- Entrance hall
- South-facing living room with external front access
- Integrated kitchen with dining area, garden access, integrated appliances, and WC cloakroom
- Secluded second-floor principal bedroom with en-suite shower room and storage
- Two further bedrooms (one with storage)
- Bright dedicated study area
- Bathroom with shower-over-bath
- Attractive enclosed rear garden
- Two-car private driveway
- Gas central heating, solar panels, and double glazing
- EPC Rating - B | Council Tax Band - E
- Home Report value - £310,000







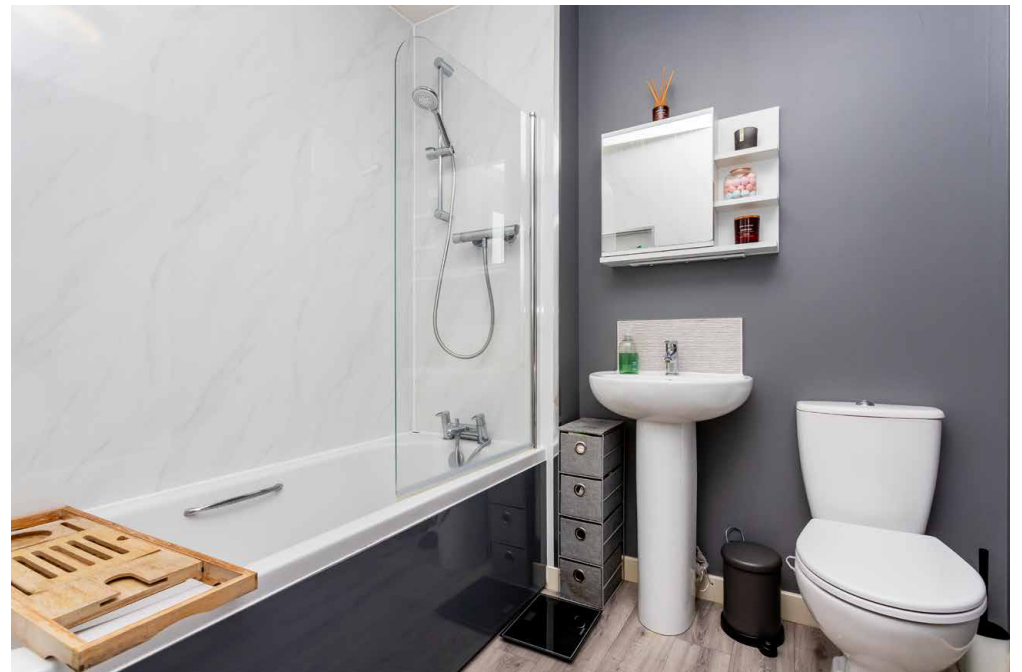
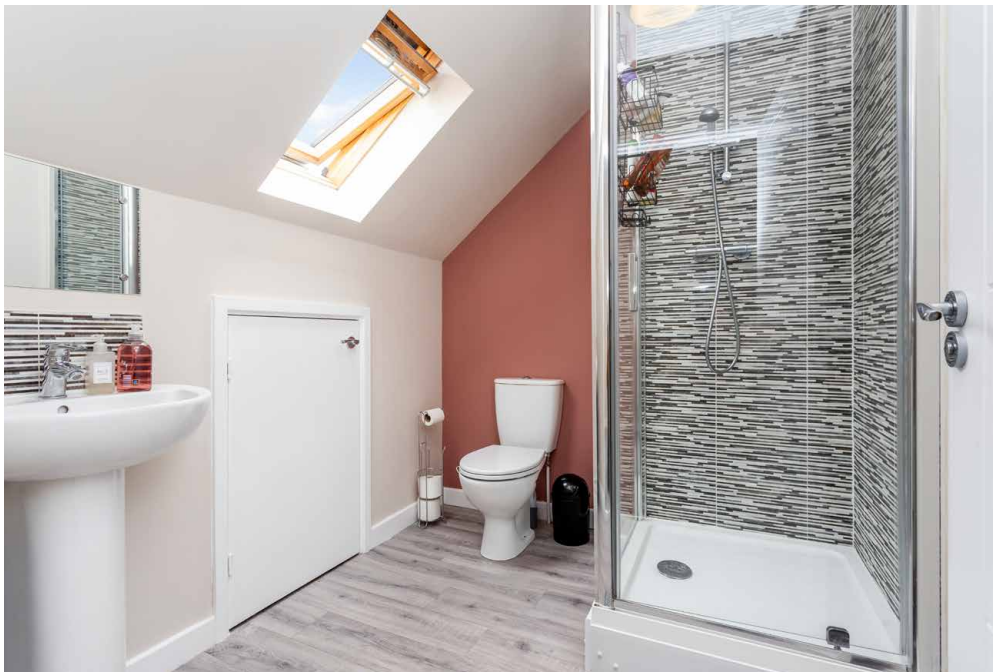
Secluded second-floor
principal bedroom with
en-suite shower room
and storage







Bathroom with
shower-over-bath and an
attractive enclosed
rear garden





Let us help you find your next
dream property!



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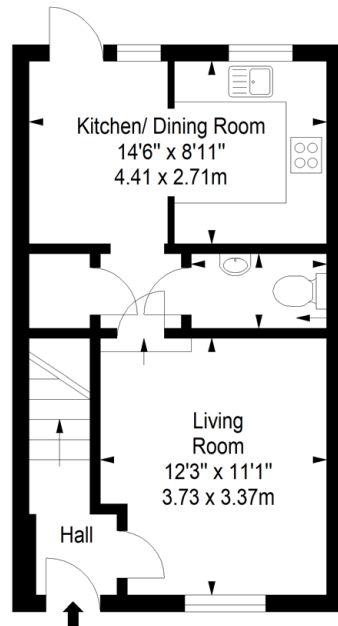
 **CHARTERED FIRM**

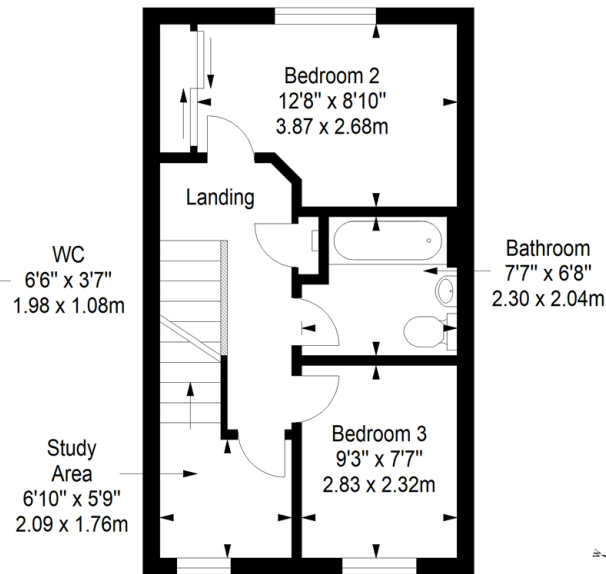
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

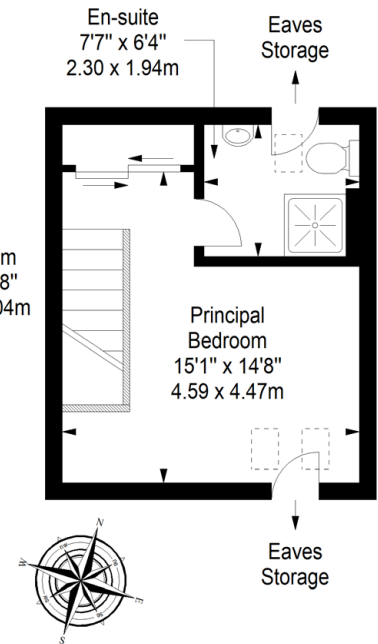
Ground Floor
Approx. 34.8 sq. metres (374.6 sq. feet)



First Floor
Approx. 34.8 sq. metres (374.6 sq. feet)



Second Floor
Approx. 23.5 sq. metres (253.0 sq. feet)



Total area: approx. 93.1 sq. metres (1002.2 sq. feet)