



20 SIGHTHILL PARK

Sighthill, Edinburgh, EH11 4PW



1

Public Room



2

Bedrooms



1

Bathroom

20 SIGHTHILL PARK

Welcome to an appealing main-door double upper flat offering stylish modern interiors, generous living space, and excellent versatility. Accessed via its own private entrance, the home features a bright dual-aspect living and dining room centred around a charming fireplace and press, creating an inviting setting for relaxing or entertaining. A well-appointed dual-aspect kitchen enjoys ample natural light, while two comfortable double bedrooms are complemented by a versatile attic room, ideal as a home office, hobby space, or occasional guest room. Generous eaves storage and a contemporary shower room complete this attractive home, which is perfectly suited to first-time buyers, professionals, young families, and investors alike.

Situated in the popular Sighthill area, the property enjoys easy access to an excellent range of local amenities, including supermarkets, cafés, and everyday shopping facilities. The Gyle Shopping Centre, Hermiston Gait Retail Park, and Edinburgh Park are all within easy reach, while nearby green spaces and recreational facilities provide plenty of opportunities to enjoy the outdoors. The area is well connected by regular bus services and nearby tram stops, offering quick journeys to Edinburgh city centre and Edinburgh Airport. Excellent road links via the City Bypass, M8, and M9 also make commuting across the capital and beyond straightforward.





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RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

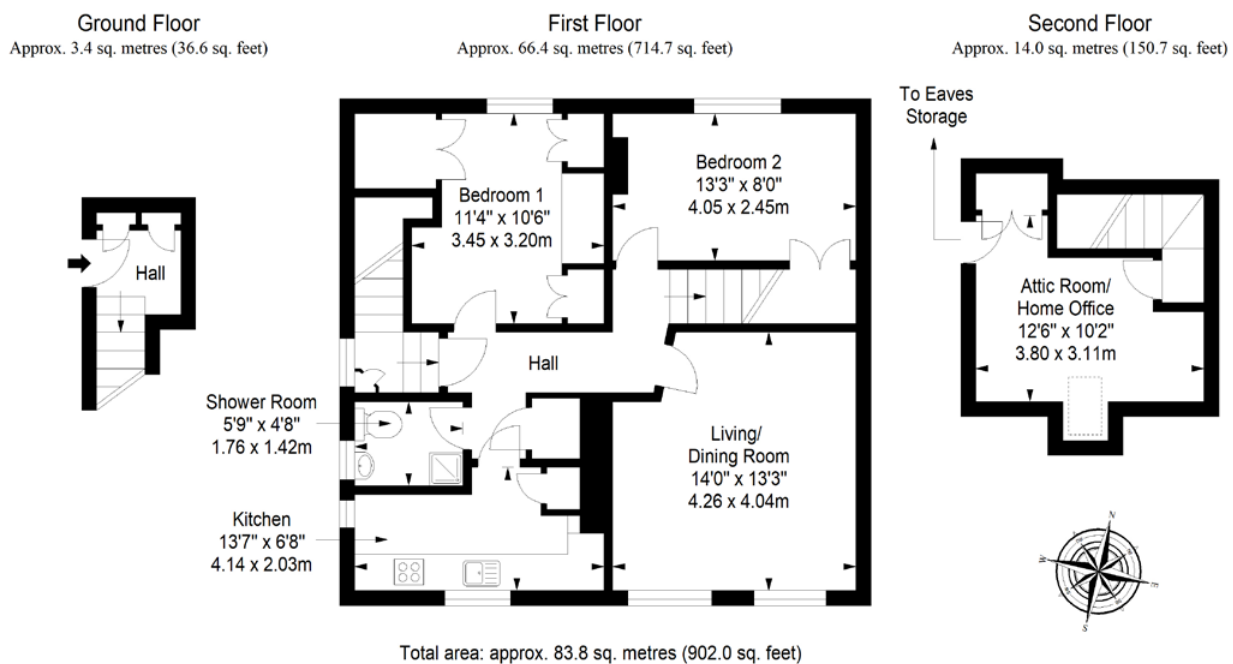
Features

- Main-door double upper flat
- Set in popular Sighthill
- Private main entrance
- Stylish, modern interiors throughout
- Welcoming hall with storage
- Sunny and spacious living/dining room with a fireplace
- Well-appointed dual-aspect kitchen with fitted units
- Main bedroom with wardrobes
- Second double bedroom with wardrobe
- Versatile attic room/office with a sunny Velux window
- Generous eaves storage
- Modern shower room
- Thriving private garden with decking, seating space, and drying area
- On-street parking

SIGHTHILL, EDINBURGH

Lying just six miles from the city centre, and enjoying excellent transport links, is the popular suburb of Sighthill. Well-served by everyday amenities, the area hosts an array of local shops, a medical centre and a library, while the nearby Gyle Shopping Centre houses a wealth of fashionable retail outlets, as well as a choice of supermarkets. The area's public park provides a pleasant space for outdoor recreation, whilst numerous gyms and leisure centres can be found in the surrounding area. Leading into the city, the scenic Union Canal is also popular with walkers, joggers, and cyclists, providing an idyllic walkway for summer strolls. Offering education facilities at all levels, there is primary and secondary education close by. Plus, Sighthill is home to Edinburgh College and Edinburgh Napier University campuses. Intersected by one of the city's main arteries, Sighthill benefits from frequent bus services, whilst nearby train stations provide frequent routes to Glasgow, into Edinburgh city centre, and across West Lothian and Stirlingshire. Due to its westerly location, the area also offers swift access to the Edinburgh City Bypass, Edinburgh International Airport, and the motorway network. Furthermore, there is a tramline close by for a direct route to the airport or the city centre.

Extras: All fitted floor and window coverings, light fittings, integrated appliances, fridge-freezer and washing machine are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, movables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



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