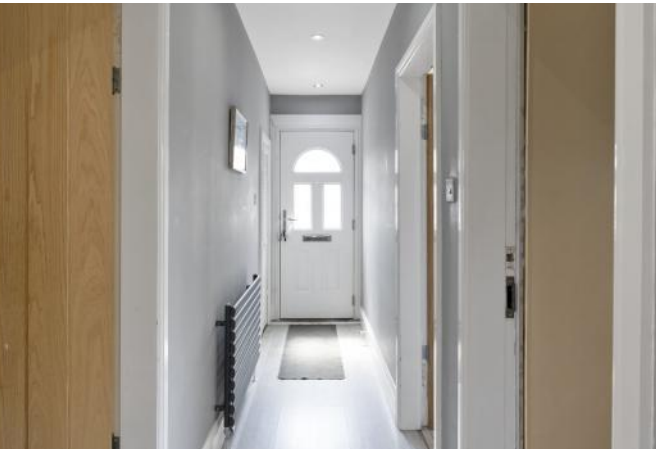





GARDEN STIRLING BURNET

28 SIGHTHILL DRIVE
SIGHTHILL, EDINBURGH, EH11 4QL





Situated just a 15-minute commute from Edinburgh's central West End, and within easy reach of the City Bypass, rail links, and excellent local amenities, this two-bedroom lower villa is a bright and well-proportioned home ideal for professionals, young families, and downsizers alike. The property enjoys contemporary interiors, a generous enclosed rear garden, and unrestricted on-street parking.

A light-filled entrance hall, complete with useful storage and stylish dove-grey décor paired with oak-look flooring, welcomes you inside. Flowing from here is a comfortable living/dining room offering space for both relaxation and entertaining, with an open connection to the kitchen enhancing the sociable feel. A contemporary fireplace with a living-flame fire creates an attractive focal point, whilst concealed storage, striking modern décor, and an oak-look floor further elevate the room. The adjoining kitchen is equally well presented with sleek taupe-grey cabinetry, wood-toned worktops and flooring, subway-tiled splashbacks, and integrated lighting. Incorporated appliances include a wall-mounted oven, gas hob with extractor hood, washing machine, dishwasher, and an American-style fridge freezer.

FEATURES

- Lower villa within easy reach of the city centre
- Bright contemporary interiors throughout
- Entrance hall with storage
- Living/dining room with living-flame fire and kitchen access
- Stylish modern kitchen with appliances
- Two double bedrooms (one with fitted wardrobe)
- Contemporary shower room
- Generous enclosed rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing





Both bedrooms are doubles. The principal bedroom enjoys a peaceful rear-facing position overlooking the garden and is finished in soft neutral décor with a contemporary feature wall and a fitted mirrored wardrobe. The second bedroom is also tastefully presented with modern grey tones and oak-look flooring. Completing the accommodation is a stylishly tiled shower room featuring vanity storage and a chrome towel radiator. Gas central heating and full double glazing ensure year-round comfort and efficiency.

Externally, the rear garden is fully enclosed, offering seating areas, a lawn, and excellent potential for further landscaping. Unrestricted on-street parking is available outside the property.

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







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.





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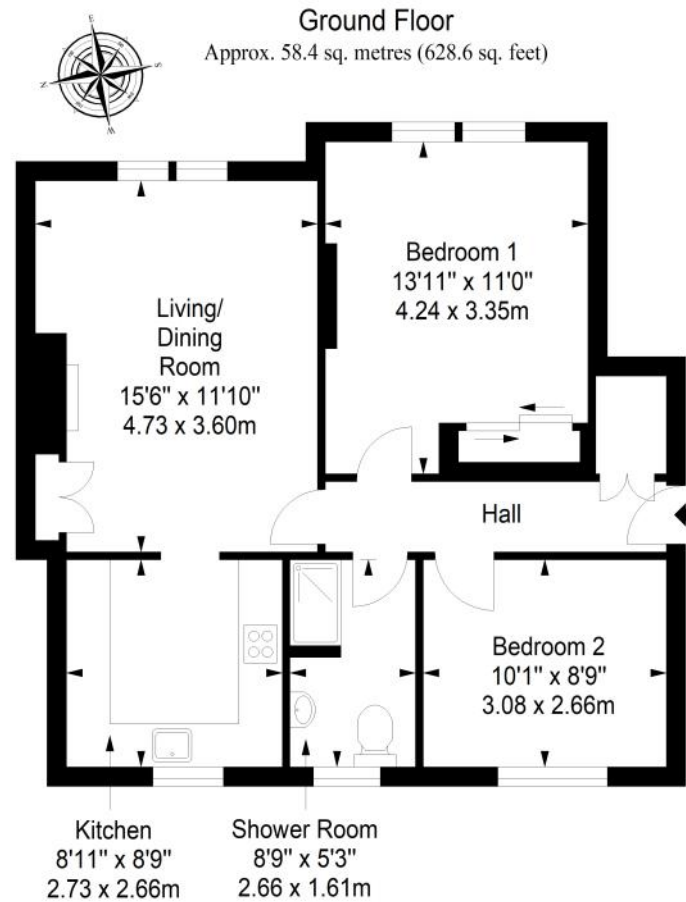


HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Total area: approx. 58.4 sq. metres (628.6 sq. feet)