



Solicitors & Estate Agents



Offers Over

**£180,000**

## 2/5 Glenalmond Place

Sighthill | Edinburgh | EH11 4FF

This attractive second-floor flat forms part of an established and modern residential development, ideally located to the west of Edinburgh city centre. Built in 2019, the development is well maintained and benefits from a secure entry system, making the property an excellent choice for first-time buyers or professionals. Local amenities and everyday facilities are conveniently located nearby, with excellent transport links providing easy access to the city centre and beyond.



1 Bedroom



1 Public Room



1 Bathroom



Residents Parking



Landscaped Communal Areas



EPC Rating – B

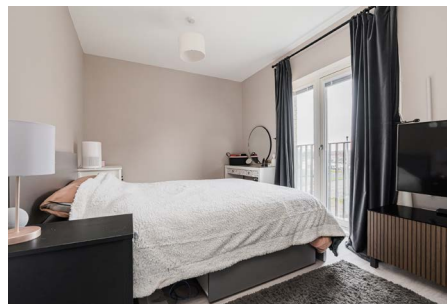


Council Tax Band – C



## Description

Internally, the flat opens to an inviting hallway which leads to a generous open-plan reception, kitchen, and dining area forming the heart of the home. This bright and versatile space is ideal for both relaxing and entertaining, enhanced by three large windows with Juliet balconies that flood the room with natural light and ample storage, cleverly used as home working space. The modern kitchen is well laid out with ample worktop and storage space and finished in a contemporary style, while the open-plan design comfortably accommodates dining and seating areas. A large walk-in storage room is located off the kitchen which combines a utility room with plumbing for a washing machine. The double bedroom is quietly positioned to the rear, offering a peaceful retreat with mirrored, built-in wardrobes and Juliet balcony with an open aspect outlook. Completing the accommodation is a modern bathroom fitted with a white suite, bath with overhead shower, and stylish tiling.



The development is factored by Ross & Liddell at an approximate monthly cost of £60

## Extras

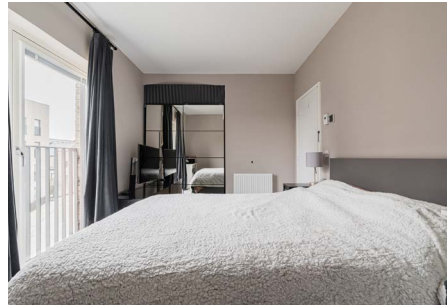
The property shall be sold with all fixtures, fittings, integrated appliances (fridge freezer and dishwasher) and fitted floor coverings.

## Development

The development further benefits from residents' parking, providing convenient on-site parking for occupants, along with a secure bike store offering safe and practical storage for bicycles. The landscaped communal areas and grounds are well maintained, creating an attractive and welcoming environment for residents and visitors alike.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

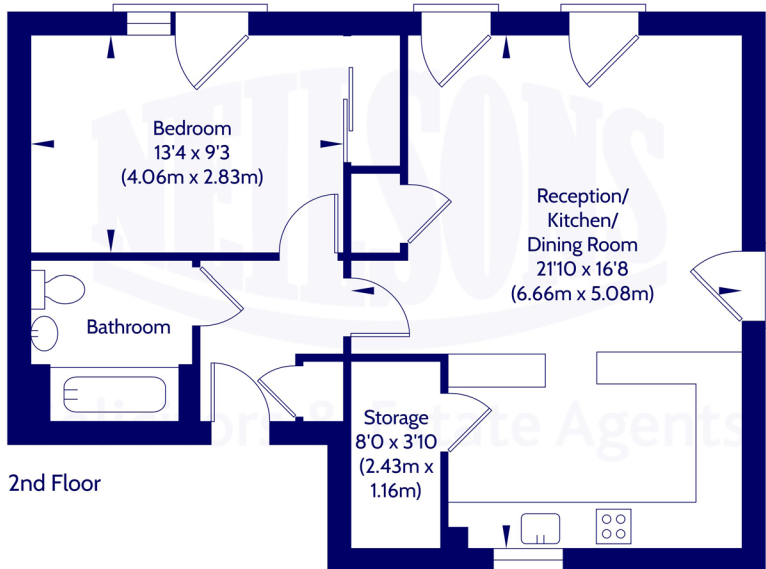
The property is situated in the well-established and popular Sighthill area, to the west of Edinburgh's city centre. This convenient location offers a wide variety of local amenities, including a selection of independent shops and services catering to the surrounding community. For more extensive retail 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, including regular bus and tram services, connect 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 55 Sq M / 588 Sq Ft.



2nd Floor

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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