



SIGHTHILL TER.

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25 Sighthill Terrace
SIGHTHILL | EDINBURGH | EH11 4QH


warners
solicitors & estate agents



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An exciting opportunity has arisen to purchase this seldom available, three bedroom upper villa located close to fantastic road links and public transport. This lovely property is beautifully presented throughout with many contemporary features and enjoys it's own main door access, and sunny private garden with seating areas to the rear. The property presents an ideal family home within a popular residential area and comprises of a bright entrance hallway with glass balustrade, storage cupboard, and access to attic, spacious living/dining room with feature media wall fireplace, and good sized storage cupboard, three double bedrooms, one with two double wardrobes, beautifully appointed modern kitchen fitted with floor and wall units and a range of integrated appliances, and a contemporary bathroom with dual headed shower over bath and vanity sink unit completes the accommodation. The property further benefits from gas thermostat controlled under floor heating and double glazing, and externally from an enclosed rear garden with artificial lawn, decking and patio area, and there is unrestricted on street parking. Early viewing is recommended to appreciate the quality of accommodation on offer.

- Beautifully presented upper flat with bespoke modern features
- Bright entrance hallway with storage and attic access
- Spacious living/dining room with media wall and storage cupboard
- Modern kitchen fitted with a range of integrated appliances
- Three double bedrooms, one with fitted wardrobes
- Contemporary bathroom with shower over bath
- Gas thermostat controlled underfloor heating and double glazing
- Sunny, enclosed rear garden with decking and patio area
- Unrestricted on street parking

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

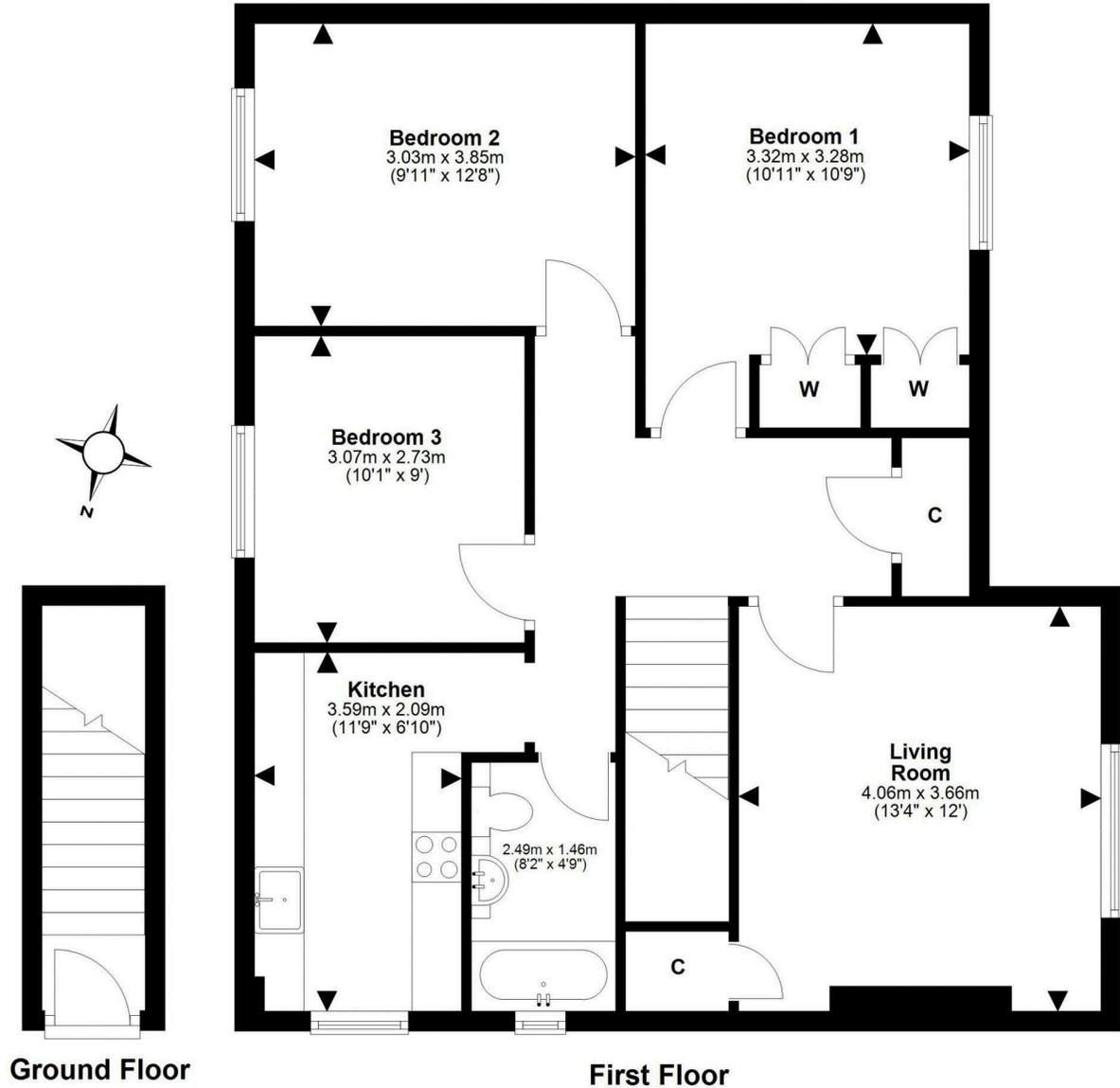


Council Tax Band: C Energy Rating: C

All fixings and blinds, the fridge, freezer, oven, microwave and hob are all included in the sale.

The property is located in the popular Sighthill area of Edinburgh, which lies to the west of the city centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops can be found at the Wester Hailes Centre, with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema. The impressive Gyle Complex can be easily accessed, as can the Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus on hand for the more mature student. The property is also well placed for those working at the Edinburgh Business Park and the Royal Bank Headquarters at Gogar. An efficient bus service operates to other parts of the city and the city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.