



SIGHTHILL VIEW

50 Sighthill View,
SIGHTHILL | EDINBURGH | EH11 4PT


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solicitors & estate agents



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An exceptionally well-presented double upper villa located in the sought-after residential area of Sighthill. This stylish home has been carefully maintained and offers a bright, spacious interior, perfect for modern family living. The property boasts a modern fitted kitchen, a welcoming living room, and three generously sized double bedrooms, with the principal bedroom being particularly spacious with feature fireplace and traditional Edinburgh press. The bedrooms are complemented by a contemporary family bathroom with rainfall shower over the bath. The property offers double glazing, gas central heating, and a fresh neutral d cor throughout, allowing the new owners to move in with ease.

On the ground level, a secure entrance stair and hall lead into the property, providing both convenience and privacy. The living spaces are designed to maximize natural light, creating a warm and inviting atmosphere. Externally, the property benefits from a driveway offering off-street parking and a private garden, which features a patio area ideal for entertaining, alongside a well-maintained lawn for family enjoyment.

This is a highly desirable home in a popular location, offering both style and practicality. Early viewing is strongly recommended to fully appreciate the quality and appeal of this property.

- Double upper villa in the popular Sighthill area
- Three spacious double bedrooms with fresh, neutral d cor
- Modern fitted kitchen and contemporary family bathroom
- Bright living room with abundant natural light
- Driveway with off-street parking
- Private garden with patio and lawn, ideal for outdoor living

Council Tax: C , Energy Rating: C
No factor associated with this property

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



Extras: Fixtures and fittings, oven, hob, fridge freezer, washing machine, dishwasher, microwave, fitted TV wall unit, and full length mirror in hallway.

The subjects are 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.



