



2 Lairdship Drive  
SIGHTHILL | EDINBURGH | EH11 4FL

  
**warners**  
solicitors & estate agents





## 2 Lairdship Drive

SIGHTHILL | EDINBURGH | EH11 4FL

Beautifully presented and bright, three-bedroom end of terrace villa forming part of a modern and desirable development, ideally located near Edinburgh College and Napier University. Offered in excellent condition and finished to an exceptionally high standard throughout, this lovely home benefits from solar panels, modern gas central heating, double glazing, private gardens, and a mono-blocked driveway providing convenient off-street parking. Upon entering, you are welcomed into a bright hallway with a staircase leading to the upper level. The spacious sitting room offers ample room for furnishing and is bathed in natural light. To the rear, the stylish kitchen and dining area is fitted modern units with integrated, and space for, appliances, and offers direct access to the sunny, fully enclosed, east facing garden. An under-stair utility cupboard, and handy WC, completes the ground floor accommodation. Upstairs, the principal bedroom boasts an en-suite shower room with mains shower and fitted wardrobes. Quietly situated to the rear there is a further double bedroom, and a study/single bedroom with integrated storage, and the family bathroom with electric shower over the bath completes the accommodation. The rear garden is laid to lawn with decking area and patio, ideal for relaxing or entertaining, and to the front a mono-block driveway, ensures easy parking. This is a beautifully maintained home offering both comfort and style in a highly convenient location.

- Beautifully presented and bright three bedroom villa
- Spacious lounge
- Modern fitted dining kitchen with integrated appliances
- Doors to enclosed sunny east facing rear garden
- Under-stair utility cupboard
- Two double bedrooms and single bedroom
- Principal en-suite, bathroom and WC
- Good storage options throughout
- Monoblock driveway

Energy Rating B. Council Tax band E.  
Factor Fee of £100 per year, plus £100 deposit.

**PRICE & VIEWING:** Please refer to our website,  
[www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

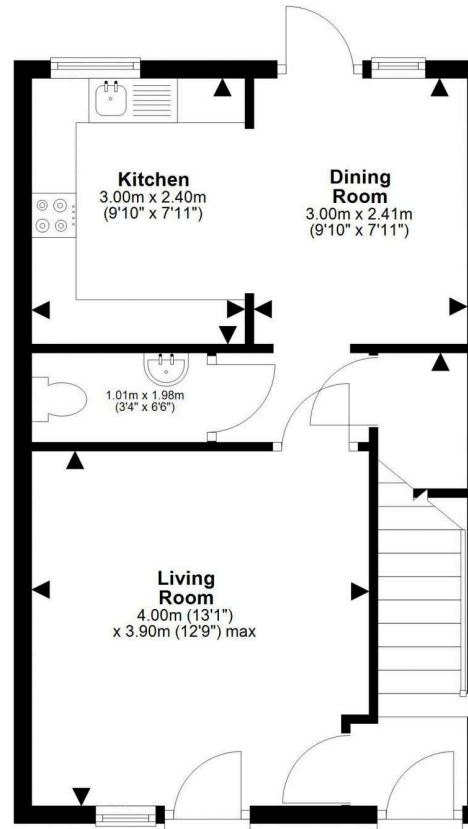


All fixtures, fittings, blinds, kitchen white good and garden shed will be included in the sale.

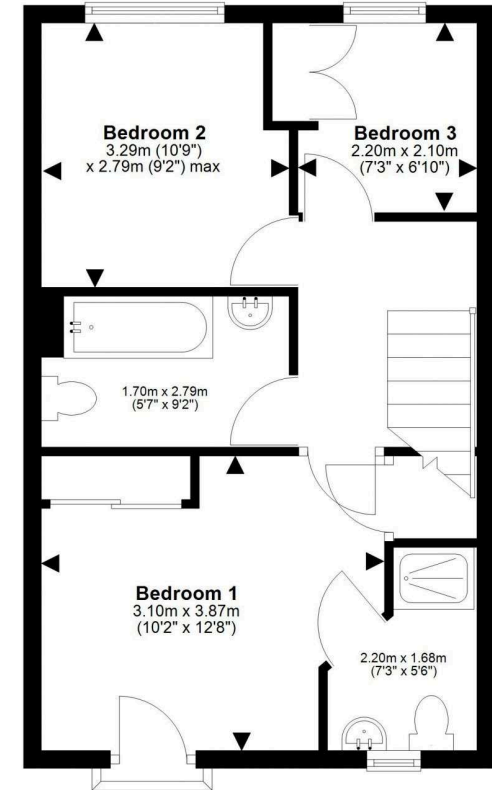
The subjects are located in the popular Sighthill area of Edinburgh, which lies to the west of the city centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops can be found 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.







**Ground Floor**



**First Floor**

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.