

101 (2F1) Sighthill Loan, Sighthill, Edinburgh, EH11 4NT



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Description

An excellent opportunity has arisen to purchase a superb 2 bed top floor flat quietly positioned within a popular location close to many amenities and great commuting links. Offered to the market in excellent order this superb home would make an ideal first purchase and offers comfortable and stylish living space which comes with the added attraction of stunning southerly views to the Pentland Hills.

- Well kept communal entrance and stairwell with secure entry system
- Hallway
- Beautifully appointed living/dining room with sunny south-facing aspect over gardens
- Fitted kitchen
- Two good sized double bedrooms, one with fitted wardrobes
- Bathroom comprising a classic white suite with shower over bath
- Gas central heating and double glazing
- To the rear of the property there is beautifully kept shared drying green
- On street parking

Extras

The curtains, oven, hob, dishwasher, washing machine, fridge/freezer, sofa and unit in the living room are included.

EPC Rating: D

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



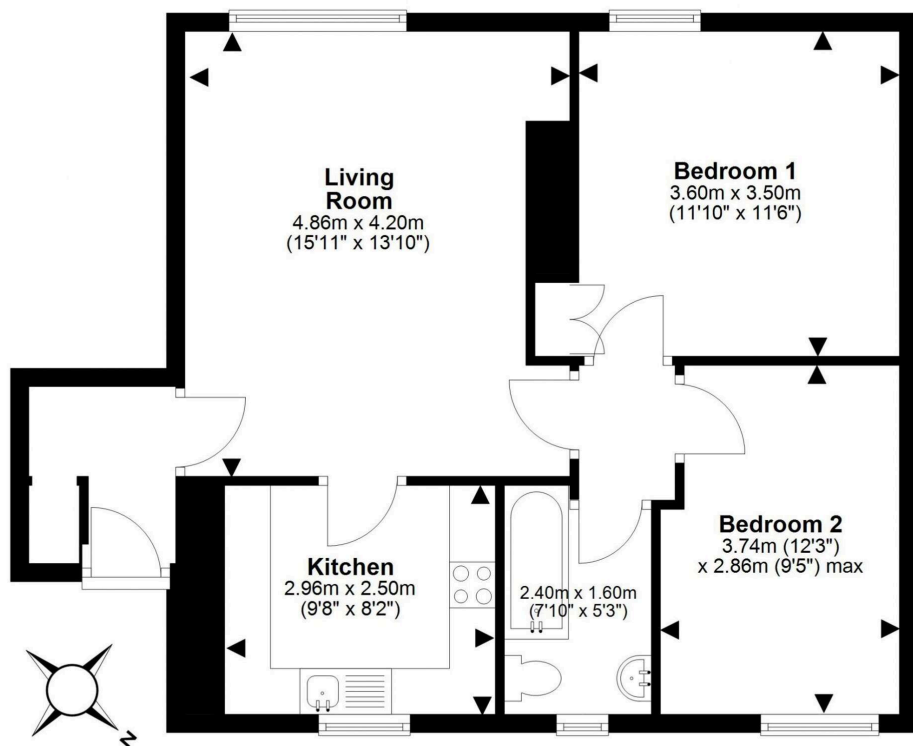
Location

The popular residential area of Sighthill, lies to the south west of Edinburgh 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. Within the area is Saughton Park for outdoor walks whilst further time can be enjoyed along the Water of Leith and Union Canal Walkways, where there are excellent walks and cycle routes. Local golf clubs include Kingsknowe and Carrick Knowe. The property is well placed for Edinburgh Airport and the central motorway network with the A720 City Bypass easily accessible, and regular public transportation available into the city centre and surrounding areas. A rail link can be accessed at nearby Kingsknowe. It is also ideal for those accessing Napier and Heriot-Watt Universities. A central location with excellent local amenities.

Factor

There is currently a Residents Association in place and the seller has confirmed a fee of approx. £396 per annum is payable for the upkeep of the communal areas, gardens and building insurance.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

