



RALPH SAYER
SOLICITORS & ESTATE AGENTS

20 Glenalmond Place

Sighthill, Edinburgh, EH11 4FF

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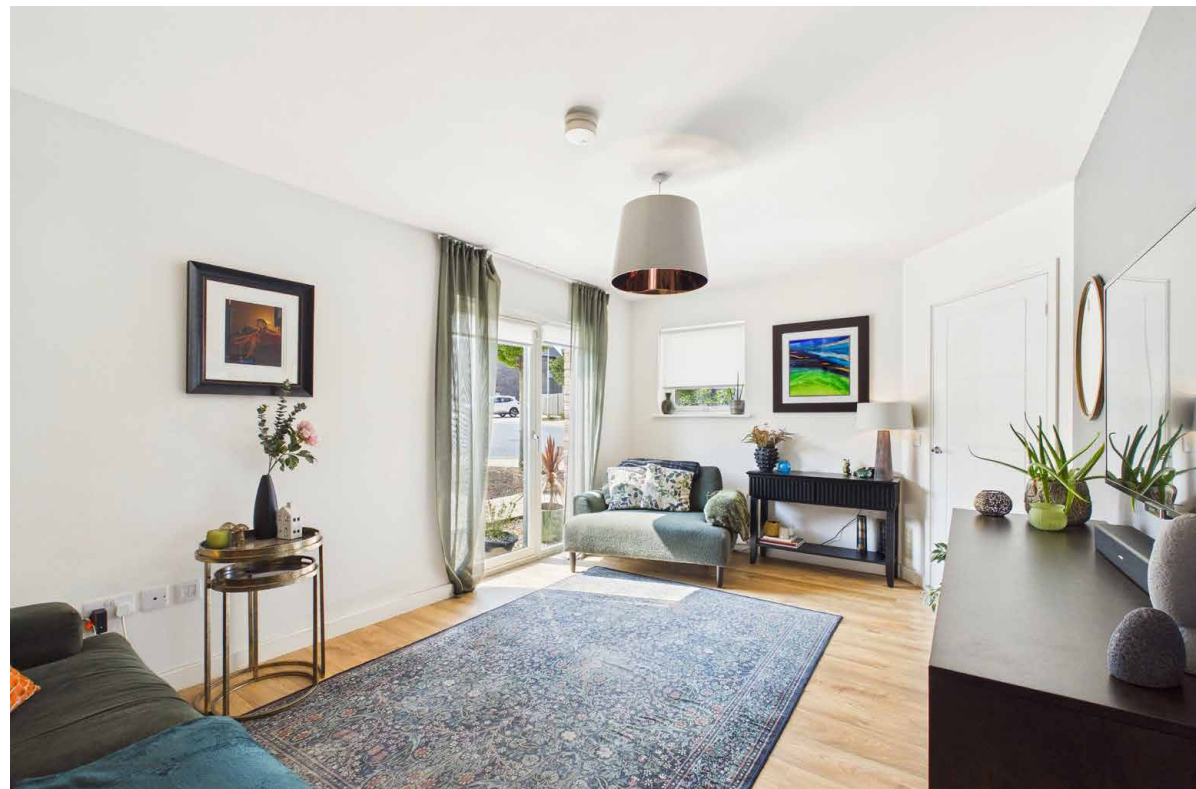
Introducing 20 Glenalmond Place, a stylish three-bedroom, two-bathroom (plus WC) end-terrace home offering contemporary interiors, generous living space, and an abundance of natural light throughout. Designed for modern lifestyles, the home features a bright dual-aspect living room, a spacious dual-aspect dining kitchen with direct access to the private garden, and three bedrooms, including a principal with an en-suite. Clean lines, neutral décor, and lots of windows create a fresh, airy feel in every room. Set within the well-connected area of Sighthill, the property is ideally placed for excellent local amenities, schools, green spaces, and frequent transport links, with swift access to Edinburgh city centre, business parks, and the City Bypass.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Factor: The factor is managed by Ross & Liddell at an approximate yearly cost of £120.

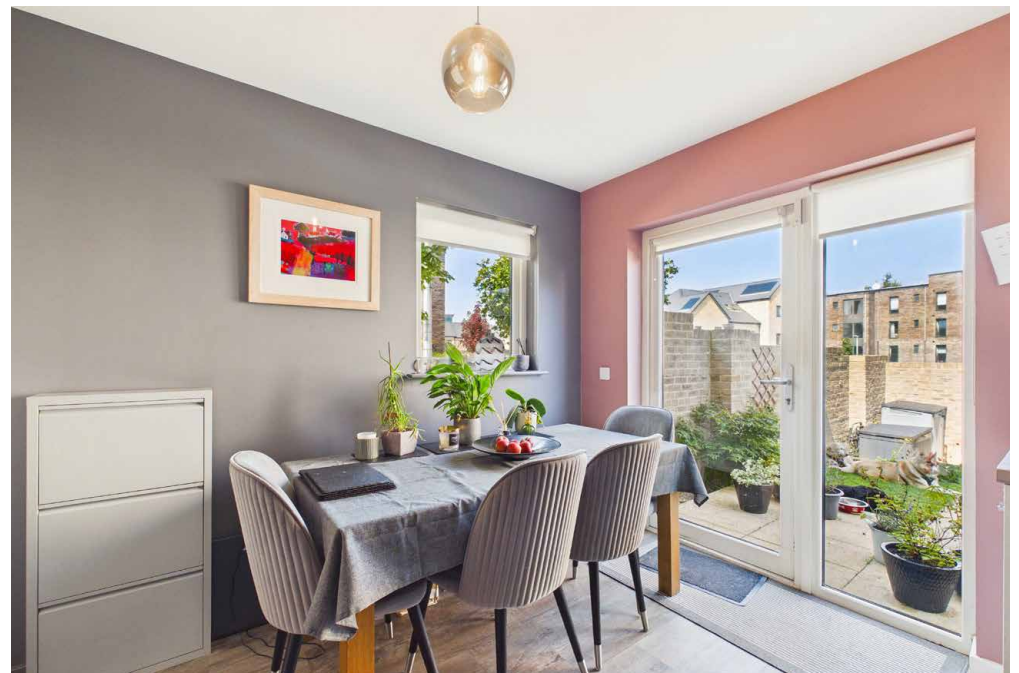
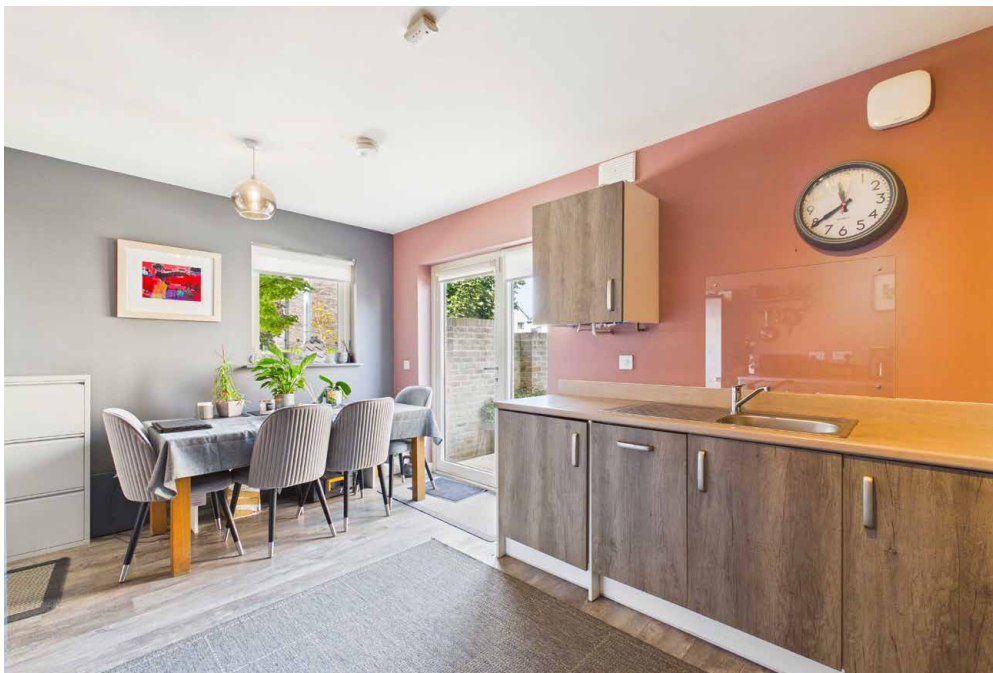
Property Summary

- End-terrace house in Sighthill
- Attractive modern styling throughout
- Entrance with WC and stairwell
- Sunny, double-aspect, spacious living room
- Modern dual-aspect dining kitchen with garden access
- Dual-aspect main bedroom with en-suite shower room
- Two more sunny bedrooms
- Modern shower room
- Spacious under-stairs storage cupboard
- Private garden with a patio area
- Two private allocated parking spaces
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - E
- Home Report Value - £310,000

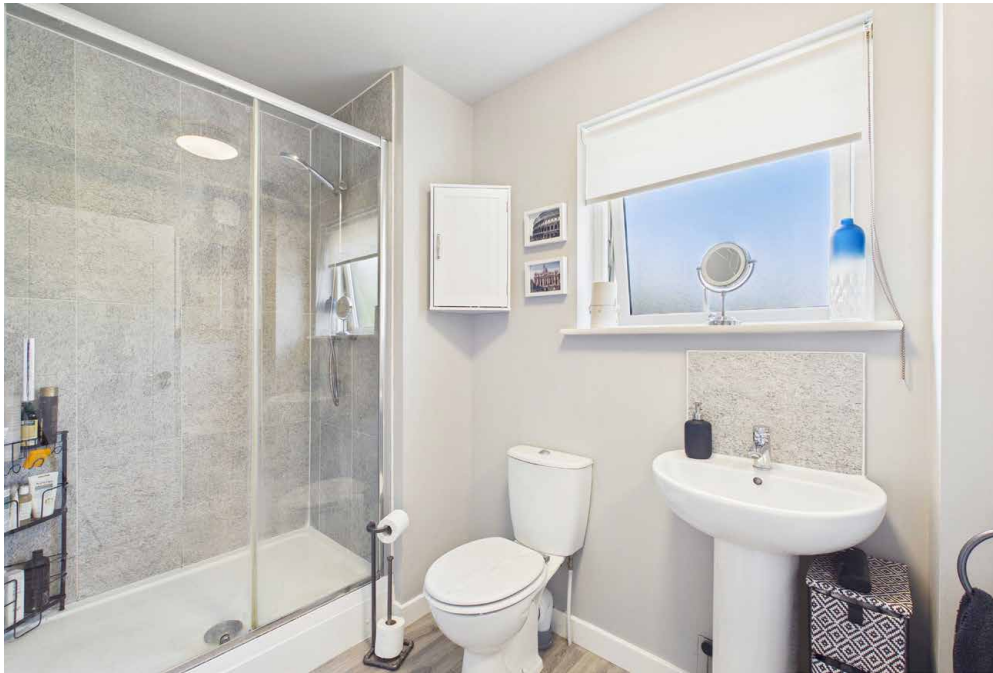




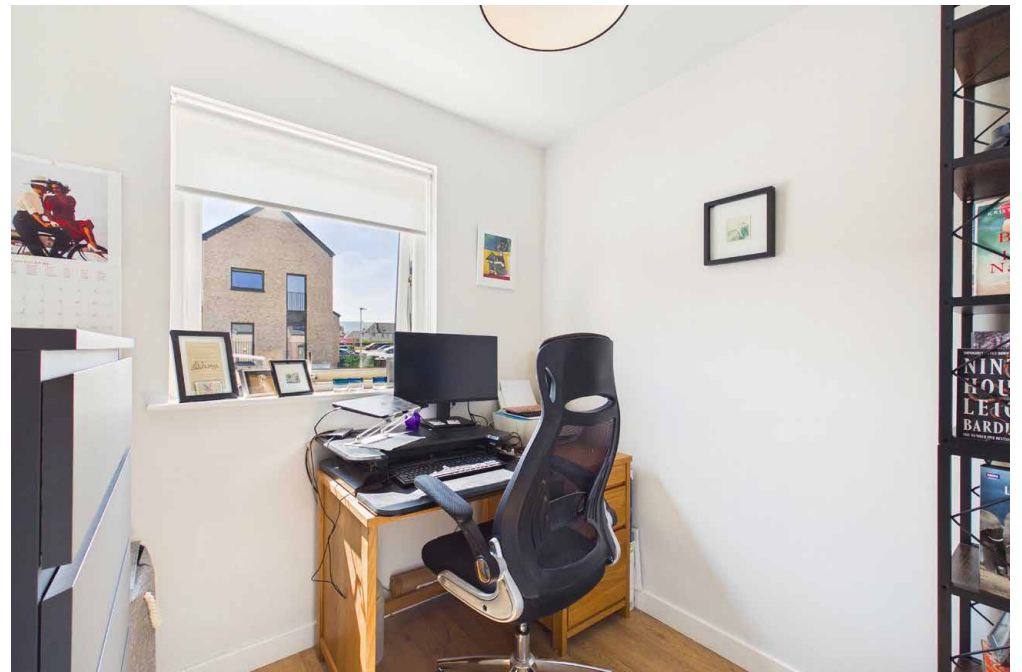
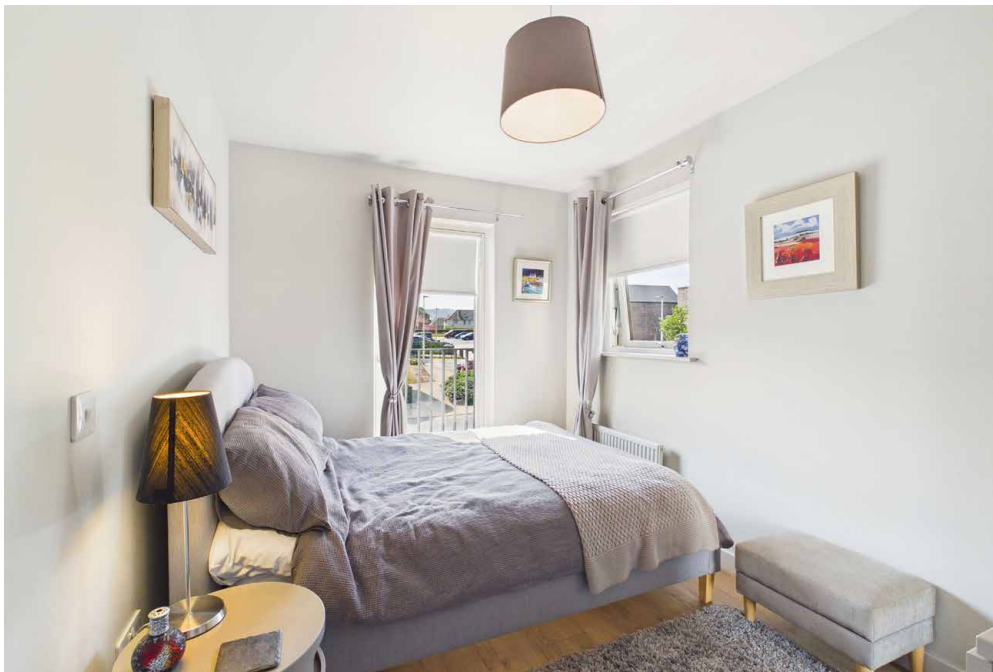
A stylish three-bedroom,
two-bathroom (plus WC)
end-terraced home
in Sighthill







Contemporary styling,
spacious dual-aspect
rooms, and light-filled
interiors create an
inviting home







Let us help you find your next
dream property!



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 **CHARTERED FIRM**

DISCLAIMER

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

