



Offers Over  
**£190,000**

## 36 Sighthill View

Sighthill | Edinburgh | EH11 4PT

Neilsons are delighted to offer to the market this generous, well-presented main door upper villa with private sunny west-facing rear garden, well placed within the popular Sighthill district of the city, close to excellent local amenities, reputable schooling and commuting links.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private rear garden
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - C



## Description

The light-filled accommodation offers spacious, versatile accommodation and shall undoubtedly appeal to the professional person/couple, families or investors alike and merits internal viewing to be fully appreciated. Benefiting from gas central heating with combi boiler and double glazing, the property comprises; entrance vestibule and staircase leading to the upper floor, enhanced with solid wood flooring and providing great storage provisions including a hatch with Ramsay ladders to the extensively floored attic, which offers excellent development potential subject to the relevant permissions being obtained. There is an attractive front-facing reception room, again featuring solid wood flooring with central fireplace housing the electric fire. The kitchen, with aspect to the rear, is fitted with ample wall and base units with built-in gas hob, electric oven and hood, with further appliances included in the sale. There are three good sized double bedrooms, with the principal bedroom benefiting from fitted wardrobes, with the remaining two enhanced with stripped wood floors, with the third bedroom, currently being utilised as a diningroom by the present owner. Lastly the 4-piece family bathroom comprises of a bath, wash hand basin, WC and separate corner shower enclosure with electric shower.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood, fridge, freezer and washing machine.

## Externally

A side pathway leads to the main entrance and beyond to the private, west-facing rear garden, laid to lawn and housing the garden shed. On-street parking is available to the front and surrounding streets.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

The property is situated in a well-established residential area in the western part of Edinburgh, benefiting from a wide range of local amenities that cater to daily needs and lifestyle conveniences. The area offers a variety of retail outlets, with easy access to Hermiston Gait Retail Park and the Gyle Shopping Centre. For leisure and fitness, the nearby Wester Hailes Education Centre provides excellent recreational facilities such as a swimming pool, badminton courts, and squash courts. Families are well served by

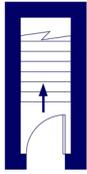
local schooling, with both primary and secondary schools located within comfortable walking distance. The area also enjoys excellent transport links, with frequent bus services connecting to the city centre and surrounding districts. Additionally, the Edinburgh City Bypass is located just moments from the property, offering quick and convenient access to the wider road network—ideal for commuters and those travelling further afield.



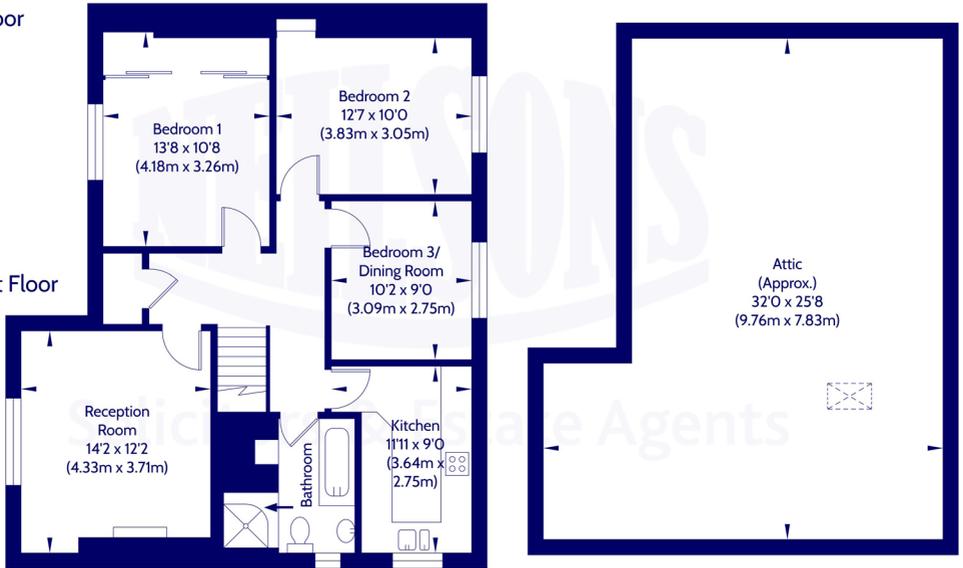


Approx. Gross Internal Floor Area 83 Sq M / 894 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

