

SIGHTHILL

18 SIGHTHILL ROAD
EH11 4PD



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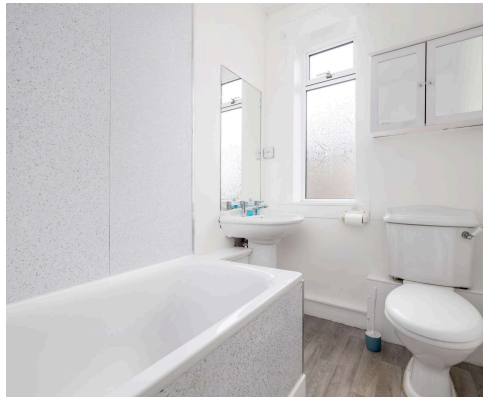
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EPC RATING: C

OFFERS OVER £185,000



SPACIOUS THREE BED PLUS ATTIC SPACE UPPER VILLA WITH GARAGE & GARDEN

Located in the popular area of Sighthill is this roomy upper villa which would make an ideal home for first time buyers, students, professionals or a young family. The well presented accommodation comprises a large sitting/dining room, kitchen with good range of fitted units & appliances, three double bedrooms, a modern bathroom and expansive attic space which has many uses. Externally there is a detached single garage and private rear garden. Situated close to Wester Hailes, the Gyle & Hermiston Gait retail parks for shopping, Heriot Watt & Napier universities and Edinburgh College, there are also great transport links into the city centre making it an ideal location.

VIEWING

Sun 2-4pm or Pls Call 0131 4466850

PROPERTY DESCRIPTION

- Private entrance and staircase to the first floor
- Large bright sitting/dining room with bay window
- Kitchen with good range of fitted units & appliances
- Principal double bedroom with Edinburgh press
- Two further double bedrooms
- Modern bathroom with bath with shower over, sink & wc
- Attic room with velux windows which is a flexible space that has a myriad of uses and extensive eaves storage, could be converted to provide further bedroom accommodation subject to the usual

consents

- Gas central heating from combi boiler updated in 2023 and located in the kitchen
- Upvc framed double glazed windows
- Private rear garden laid to lawn with flower bed and shed
- Detached single garage and driveway for off street parking

AREA

Sighthill is a popular & convenient residential area lying approximately four miles west of the city centre which is readily accessible via regular public transport services. There are local shops nearby with a wider array of shopping available at Wester Hailes Shopping Centre, Hermiston Gait and Gyle Centre. Good schooling is provided locally and the property is in the catchment for Murrayburn & St Joseph's RC Primary Schools and Forrester & St Augustine's RC High Schools. Heriot Watt, Napier University and Edinburgh College Sighthill Campuses are all within easy reach. Leisure options are first class and range from a multi-screen cinema complex to a sports centre and swimming pool. There are also several golf courses nearby and the canal towpath provides an alternative route into the city centre, popular with walkers, joggers & cyclists. There is also easy access out to the city bypass and the motorway network beyond.

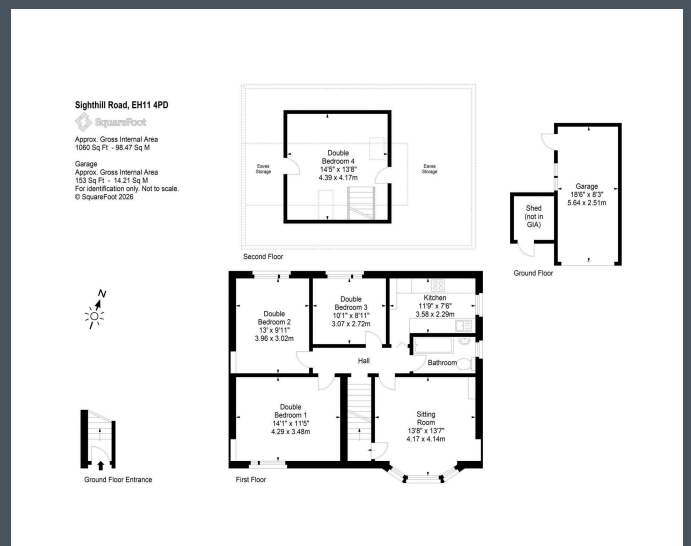
EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor fan, dishwasher, integrated fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£195,000

Living/dining room	13'8 x 13'7 (4.17 x 4.14m)
Kitchen	11'9 x 7'6 (3.58 x 2.29m)
Bedroom 1	14'1 x 11'5 (4.29 x 3.48m)
Bedroom 2	13' x 9'11 (3.96 x 3.02m)
Bedroom 3	10'1 x 8'11 (3.07 x 2.72m)
Attic room	14'5 x 13'8 (4.39 x 4.17m)
Garage	18'6 x 8'3 (5.64 x 2.51m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

