



28 Glenalmond Place
SIGHTHILL | EDINBURGH | EH11 4FF


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solicitors & estate agents



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This beautifully presented three-bedroom terraced villa forms part of a sought-after modern development in Sighthill, offering an ideal combination of comfort, style, and convenience. Located close to a wide range of local amenities and excellent transport links, including Edinburgh City Centre, the M8, M9, and the City Bypass, this home is perfect for families, professionals, or anyone seeking easy commuting.

Inside, the property has been maintained to a high standard, featuring quality fixtures and fittings throughout. The welcoming entrance hallway leads to a bright, front-facing living room with handy under-stair storage and direct access to the front garden. The modern dining kitchen is fitted with sleek high-gloss units and integrated appliances, and flows into a utility room with convenient WC, opening onto a spacious rear garden with patio and lawn, ideal for outdoor entertaining.

Upstairs, there are three well-proportioned bedrooms, one with integrated storage, alongside a contemporary bathroom complete with mains shower over the bath. Additional benefits include gas central heating, double glazing, and externally, a driveway, front garden, and enclosed rear garden.

A stylish, move-in ready home in a highly desirable location, ready to welcome its new owners.

- Immaculately presented, move-in ready three-bedroom villa.
- Modern dining kitchen with integrated appliances and utility/WC.
- Bright living room with under-stair storage and front garden access.
- Enclosed rear garden with patio and lawn.
- Contemporary bathroom and well-proportioned bedrooms, with storage.
- Private parking at rear of property with space for two vehicles.
- Excellent location with local amenities and strong transport links to the tram, cycle paths and walkways, Edinburgh, M8, M9, and City Bypass.
- Solar panels on roof of property.
- Home security system - including sensors, cameras and alarm.
- Partially floored attic for storage of light items.

Council Tax D, Energy Rating B

Factor with Ross & Liddell Edinburgh, approximately £12 per month.

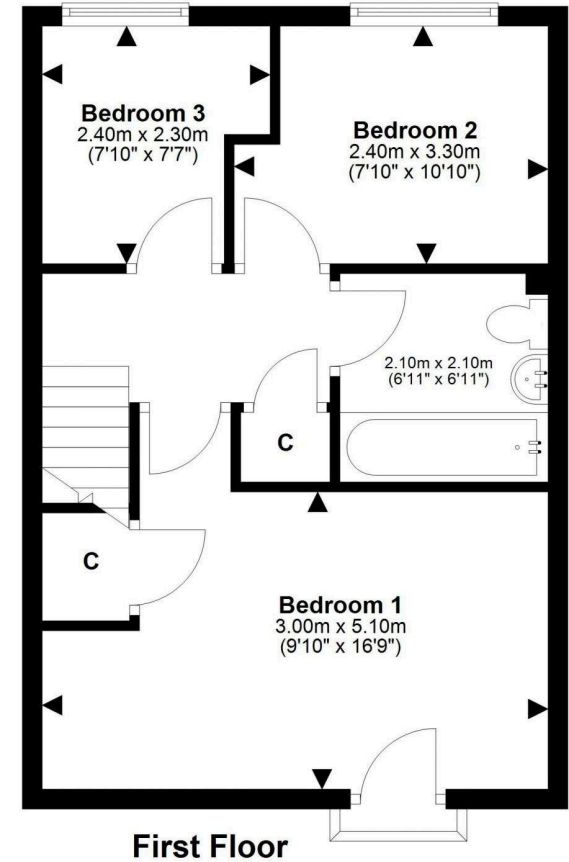
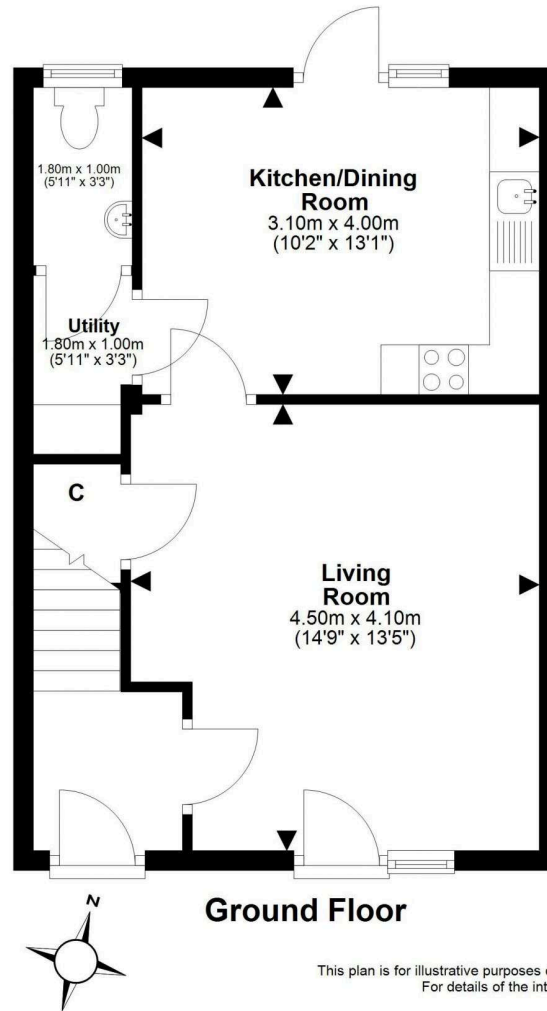
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, blinds, integrated kitchen appliances, garden sheds, solar panels, shoe rack, coat hanger, main bedroom wardrobe and security system will be included in the sale. All light fittings will be returned to a default basic light fitting comprising a cable and light bulb. Certain fixtures can be removed at buyers request. Curtains, Fridge-Freezer, washing machine will not 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.





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.