










Offers Over

£180,000

38 Sighthill View

Sighthill | Edinburgh | EH11 4PT

Well-proportioned this impressive and versatile three-bedroom lower villa enjoys a peaceful setting within the ever-popular Sighthill area. Ideally positioned close to superb local amenities, reputable schooling, and convenient transport links, the property is perfectly suited to first-time buyers, families, and those seeking ground-floor living.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band – C



Description

The accommodation comprises a welcoming hallway with a large understairs storage cupboard providing excellent practicality. The bright and airy lounge enjoys a front-facing aspect and features a traditional-style fireplace which creates an attractive focal point. The kitchen is fitted with a range of integrated white goods, together with a freestanding washing machine, and benefits from tiling in the splash areas for easy upkeep. Flowing directly from the kitchen is a separate dining room, formerly utilised as a third bedroom. This flexible space offers excellent versatility and could easily be reinstated as a bedroom by way of a partition wall if desired. Bedroom one is a good-sized double room featuring wall-to-wall fitted wardrobes and additional space for freestanding furniture. Bedroom two is another comfortable double room benefiting from a fitted wardrobe and a useful press cupboard. Completing the accommodation is the bathroom, fitted with a shower cubicle, tiled flooring, and a combination of wall tiling and panelling.



Further benefits from gas central heating and double glazing throughout.

Gardens & Parking

Externally, the property enjoys a private garden and driveway to the front providing off-street parking. To the rear is a lovely private garden incorporating a slabbed patio, mature plants and shrubs, outdoor tap, and a garden shed which is included in the sale.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, fridge, freezer, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



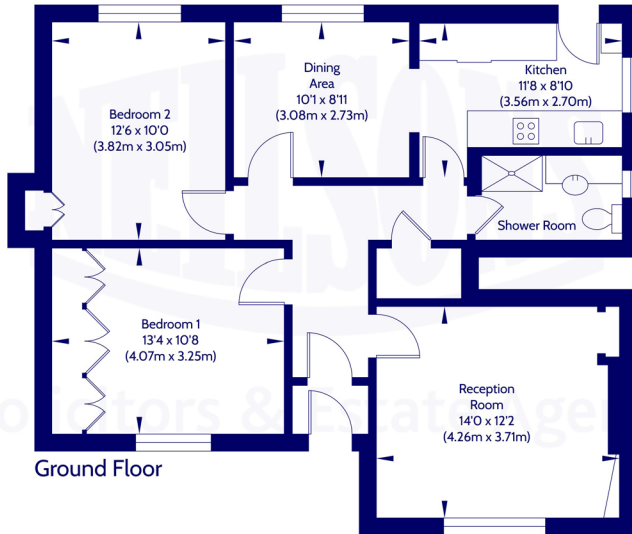


Location

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 75 Sq M / 811 Sq Ft.



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.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

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

