

Approximate total area**
650 ft²

(1) Excluding balconies and terraces

Calculations reference theRICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



DESCRIPTION

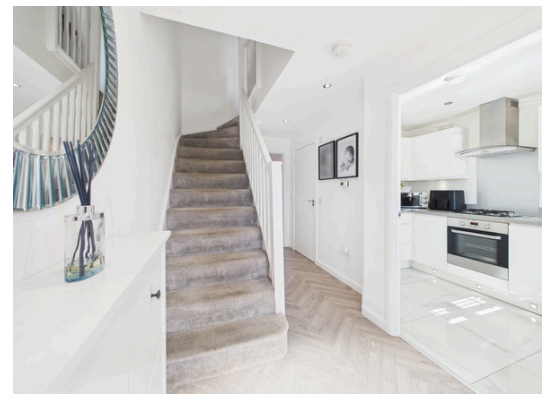
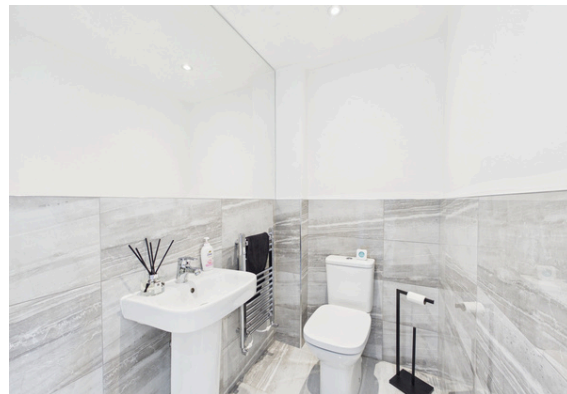
A fantastic opportunity to purchase this beautifully presented two-bedroom terraced home, offering bright, modern living in a popular residential setting. Finished in clean, neutral tones throughout, the property is truly move-in ready and will appeal to first-time buyers, young couples, and growing families alike.

The spacious lounge/diner is flooded with natural light, creating a warm and welcoming space perfect for both relaxing evenings and entertaining guests. The kitchen is stylish and contemporary, with a clean, modern finish and ample storage and worktop space, ideal for everyday living. Upstairs, the property offers two generous bedrooms along with two bathrooms, including a family bathroom with shower over bath, providing excellent practicality for busy households.

Externally, the home benefits from a private outdoor space, perfect for enjoying the warmer months with minimal upkeep required. Early viewing is highly recommended to fully appreciate the space, finish, and fantastic lifestyle on offer.

- Two generous double bedrooms
- Two bathrooms including shower over bath
- Bright and spacious lounge/diner
- Stylish, modern kitchen
- Beautifully presented throughout
- Move-in ready condition
- Ideal for first-time buyers or young families
- Private outdoor space
- Low-maintenance living
- Sought-after residential location
- Excellent local amenities and transport links nearby

To view, please contact Gibson Estate Agents.



LOCATION

Sandilands View enjoys a convenient position to the south-east of the city, with a wide range of everyday amenities close at hand. Excellent shopping facilities can be found nearby at Fort Kinnaird Retail Park and Cameron Toll Shopping Centre, both offering a variety of high street stores and supermarkets. The area is well connected by regular bus services providing easy access into the city centre and along the East Coast, while the nearby City Bypass ensures swift links to the A1, Edinburgh Airport and the wider motorway network. A good selection of schooling is available locally from nursery through to secondary level, with further education options including Queen Margaret University and Edinburgh College.

For leisure and recreation, residents are well catered for with Peffermill Playing Fields and Jack Kane Leisure Centre close by. Golf enthusiasts can enjoy nearby courses, while fitness facilities such as Bannatyne Health Club & Spa Edinburgh are also within easy reach. The surrounding area also offers an excellent choice of green spaces, including Craigmillar Castle Park and the iconic Holyrood Park, home to Arthur's Seat — perfect for walking, cycling and enjoying the outdoors.

