



# 17 SIGHTHILL NEUK

SIGHTHILL, EDINBURGH, EH11 4NZ



1 PUBLIC



2 BED



1 BATH



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## 17 Sighthill Neuk

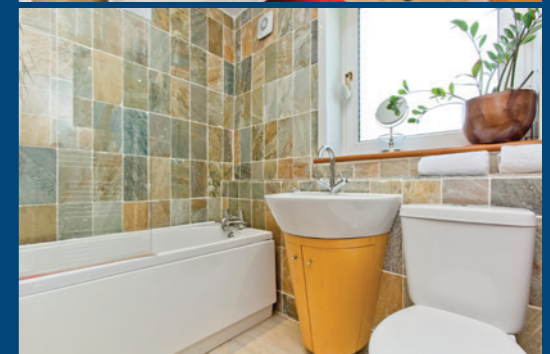
This traditional semi-detached house is set on a tree-lined no-through road in an established residential area of popular Sighthill. The well-presented two-bedroom home offers generous accommodation, including southwest-facing reception space and a contemporary kitchen and bathroom, and is accompanied by mature private gardens and access to unrestricted on-street parking.

Set back from the road, the front door opens into a welcoming entrance hall, flowing into the home's living accommodation on the right. This sunny well-proportioned reception room enjoys airy understated décor and modern wood-styled flooring, and is arranged around a striking feature fire surround. Various configurations of lounge and dining furniture are available here, promising a versatile setting for everyday living and entertaining. Adjoining the living and dining room, a kitchen is appointed with contemporary streamlined cabinetry, complementary timber-effect worktops, and stylish mosaic-inspired tiling. Snugly incorporated within the design are a freestanding cooker and a number of integrated appliances, including a fridge, a freezer, a dishwasher, and a washing machine. Leading off the kitchen, a vestibule, accompanied by built-in storage and a WC, opens onto the garden.

Accessed from a naturally-lit landing upstairs, the home's two double bedrooms echo the generous dimensions and tasteful presentation of the living accommodation. Both bedrooms offer plenty of space for both bedroom and home office furnishings, if desired, and one is accompanied by a built-in cupboard. A contemporary three-piece bathroom, with a shower-over-bath, completes the accommodation. Gas central heating and double glazing are found throughout.

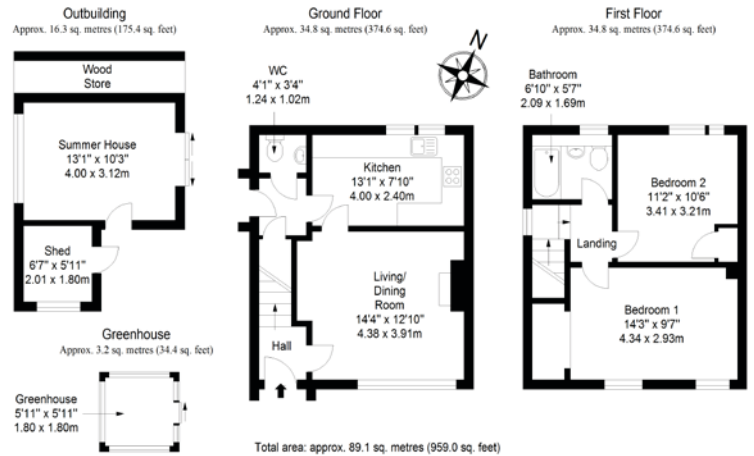
Externally, the home is accompanied by mature enclosed gardens, with the rear garden including a paved patio area, a summerhouse, a garden shed, a wood store, and a greenhouse, whilst on-street parking in the area is conveniently unrestricted.

Extras: Included in the sale are all fitted floor coverings, light fittings, integrated kitchen appliances and the cooker.



## Sighthill, Edinburgh

Lying just six miles from the city centre, and enjoying excellent transport links, is the popular suburb of Sighthill. Well-served by everyday amenities, the area hosts an array of local shops, a medical centre and a library, while the nearby Gyle Shopping Centre houses a wealth of fashionable retail outlets, as well as a choice of supermarkets. The area's public park provides a pleasant space for outdoor recreation, whilst numerous gyms and leisure centres can be found in the surrounding area. Leading into the city, the scenic Union Canal is also popular with walkers, joggers, and cyclists, providing an idyllic walkway for summer strolls. Offering education facilities at all levels, there is primary and secondary education close by. Plus, Sighthill is home to Edinburgh College and Edinburgh Napier University campuses. Intersected by one of the city's main arteries, Sighthill benefits from frequent bus services, whilst nearby train stations provide frequent routes to Glasgow, into Edinburgh city centre, and across West Lothian and Stirlingshire. Due to its westerly location, the area also offers swift access to the Edinburgh City Bypass, Edinburgh International Airport, and the motorway network. Furthermore, there is a tramline close by for a direct route to the airport or the city centre.



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