







## STYLISH FIRST-FLOOR FLAT IN SIGHTHILL

Part of a popular modern development, this stylish, two-bedroom, first-floor flat offers a convenient setting in Sighthill. The home is presented to high standards throughout in move-in condition, enjoying quality fixtures and fittings. The property further benefits from open-plan living, a private balcony, and residents' parking.

Accessed via a secure entry system and a shared stairwell, the flat's front door opens into a central hall that sets the standards of the accommodation, with its neutral palette and easy-to-maintain floor. It provides built-in storage and leads to the left into the open-plan kitchen, living and dining room. This reception area continues the hall's appealing décor, enjoying a minimalist-inspired aesthetic that is easy to style. It has floorspace for relaxed lounge furniture and a table and chairs; plus, it sees lots of natural light from dual-aspect windows. The kitchen is discreetly zoned, fitted with contemporary cabinets and complementary worktops. It has additional built-in storage and comes with a selection of integrated appliances. In addition, this open-plan reception area extends further out onto a private balcony that offers lovely views. Meanwhile, the two double bedrooms are bright and airy and decorated in modern styles. Each room also features a glazed door to a Juliet balcony. A contemporary three-piece shower room, with a double walk-in shower, completes the home.

Outside, the development provides residents' parking. It is also positioned beside the vast greens of Sighthill Public Park.

Extras: integrated kitchen appliances, a fridge/freezer, a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Stylish first-floor flat in Sighthill
- Presented in move-in condition
- Part of a modern development
- Quality fixtures & fittings
- Neutral interiors throughout
- Secure entry system
- Central hall with built-in storage
- Open-plan kitchen/living/dining room
- Contemporary kitchen design
- Private balcony
- Two double bedrooms with Juliet balconies
- Contemporary shower room
- Residents' parking





EPC RATING:

B

COUNCIL TAX BAND:

D

## VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

## EAST LoTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000

## BORDERS

01890 880 008

## SIGHTHILL, EDINBURGH

Living 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.

