



5 Kempel Grove, Edinburgh, EH11 4FR

Description

Immaculately presented two bedroom terraced house forming part of a modern development close to Edinburgh College and Napier University. It is in excellent condition and finished to a high standard. It benefits from modern gas central heating, double glazing, private gardens and a driveway providing off street parking.

The accommodation comprises:

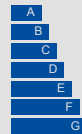
- Entrance hall with carpeted staircase
- Sitting room with fitted carpet and under stair storage cupboard
- Kitchen/ dining room fitted with cream gloss units, laminate worktops with stainless steel sink with mixer tap and appliances including gas hob with extractor hood, electric fan oven and fridge freezer
- Separate utility room plumbed for a washing machine and with units and worktop
- Downstairs WC with wash basin
- Upstairs landing with storage cupboard
- Rear facing double bedroom with built-in mirrored wardrobes
- Front facing double bedroom with Juliet balcony, built-in mirrored wardrobes and storage cupboard
- Family bathroom with tiled walls in the shower area, pedestal wash basin, WC and mains pressure shower over the bath



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Outside and Gardens

Rear garden with sunny west facing aspect laid with artificial lawn, paved patio area and enclosed by fencing, making it child and pet friendly. There is a monoblocked driveway to the front.

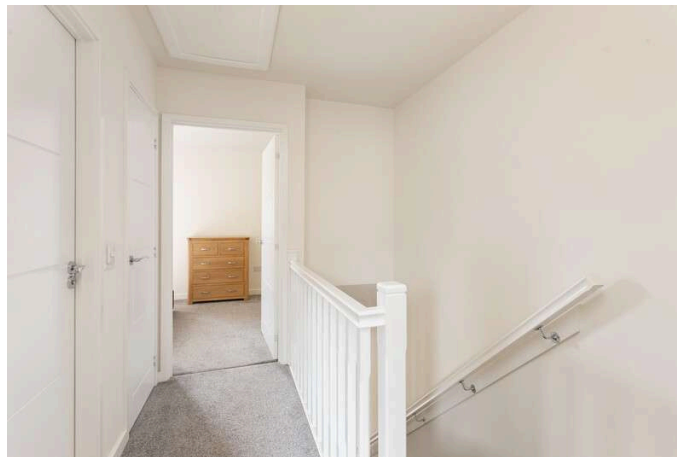
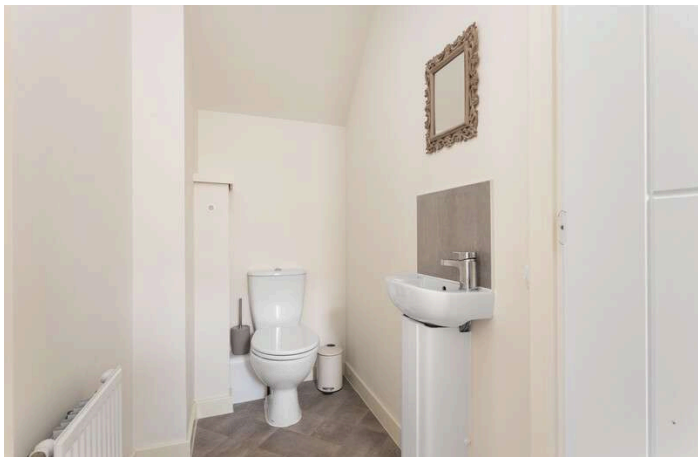
Location

Sighthill is situated approximately four miles west of Edinburgh's City Centre. Local shopping facilities include the Hermiston Gait retail park, the Gyle Shopping Centre, Westside Plaza and Sainsbury's supermarket at Longstone. It is conveniently located for Heriot Watt University, Napier University and Edinburgh College. Schooling is available locally from nursery to secondary level. Leisure facilities nearby include a swimming pool and gym. A frequent bus service operates from nearby to the City Centre and from a commuting perspective. The property is conveniently positioned for access to the City Bypass and the links to the motorway network. The Union Canal is nearby and has a cycle route to the City Centre.

Extras

The curtains, floor coverings and kitchen appliances are included in the sale.

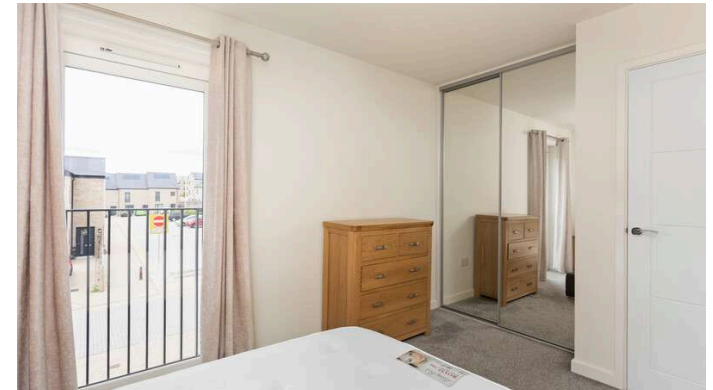
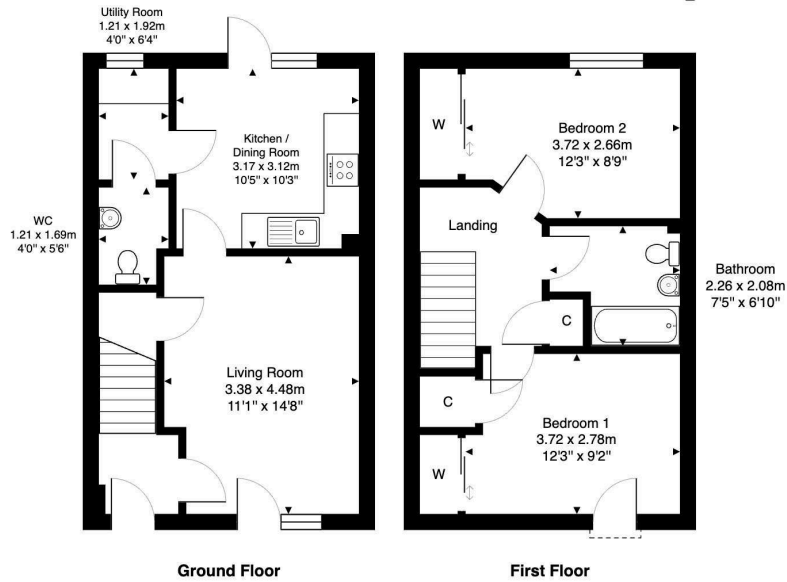
Council tax - Band D



5 Kempself Grove, Edinburgh, EH11 4FR

Total Area: 70.0 m² ... 753 ft²

All measurements are approximate and for display purposes only



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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