










Offers Over
£155,000

15 Sighthill Gardens

Sighthill | Edinburgh | EH11 4NW

A superb opportunity has arisen to acquire this generously-proportioned two bedroom main door upper villa. Quietly positioned within a popular residential pocket of Sighthill while being situated close to excellent amenities and transport links, the property will undoubtedly appeal to a multitude of purchasers including first-time buyers, growing families and investors. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



Description

Internally, the property is presented in true move-in condition while briefly comprising of; entrance stairwell leading to the hallway with attic access, bright and spacious lounge/diner with an Edinburgh press cupboard, fully-fitted kitchen with a range of freestanding white goods and tiling in splash areas while being styled with black units and a contrasting light worktop, large double bedroom with a sizable storage cupboard and space for different configurations, second generous double bedroom with room for freestanding furniture and a rear aspect over the garden, and a modern partially-paneled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout as well as the option of future development into the attic subject to necessary planning permissions.



Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the property is a lovely and well looked after private garden space mostly laid to lawn for residents to enjoy. For the car owner, free parking can be found on-street to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.



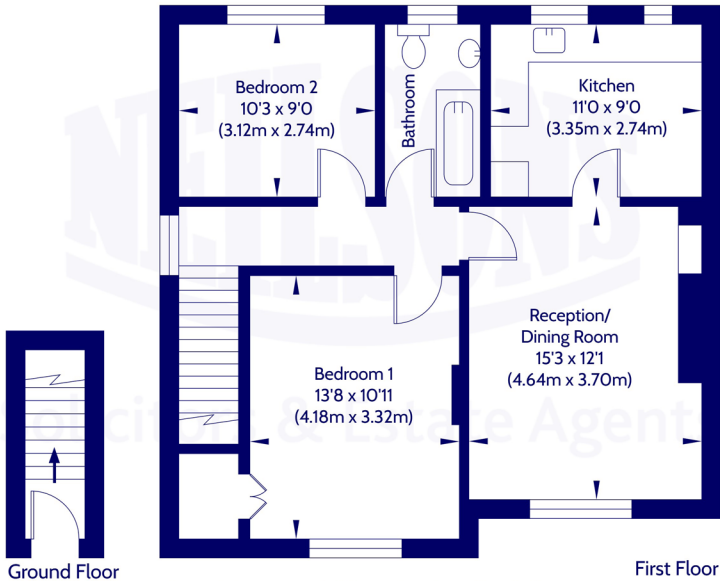


Location

The property is situated in the popular residential area of Sighthill, which lies to the west of the City Centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity including Hermiston Gait and the Gyle Shopping Centre along with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema. Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus all easily accessible. The property is well placed for easy access to Edinburgh Business Park and the Royal Bank Headquarters at Gogar. An efficient bus service operates to many parts of the City and the City Bypass and main motorway networks are also close by.



Approx. Gross Internal Floor Area 67.48 Sq M / 727 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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