



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**35 Sighthill View**  
Sighthill, Edinburgh, EH11 4NX

# 35 Sighthill View

This main-door villa offers spacious accommodation and it further benefits from a driveway, a private garden area, and a large attic space. The two-bedroom home also has a popular setting in Sighthill, positioned within easy reach of schools, amenities and regular transport links for a swift commute into Edinburgh city centre. The property will appeal to first-time buyers, couples, and commuting professionals alike.

Extras: all fitted floor and window coverings, light fittings, and integrated appliances (gas hob, double oven, fridge/freezer, dishwasher, and washing machine) to be included in the sale.

## Property Summary

- A spacious upper villa
- Convenient location in Sighthill
- Private main-door entrance
- Living room with a bay window
- Well-appointed dining kitchen
- Two double bedrooms with storage
- Three-piece wet room
- Floored attic accessed from dining kitchen
- Private garden area to rear
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C





A main-door villa offering spacious accommodation in popular Sighthill, including two bedrooms, a large attic, a driveway, and a private garden area



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dream property!



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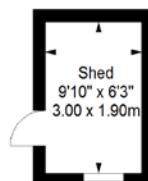
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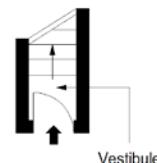
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

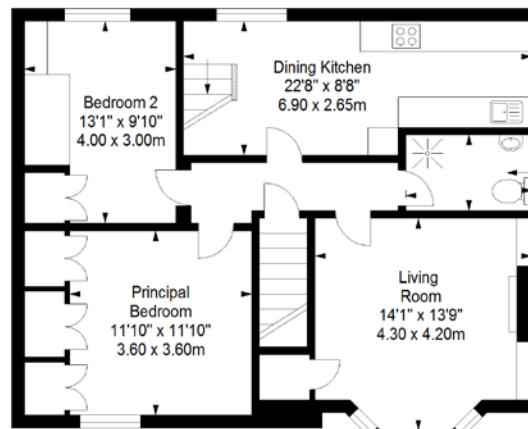
**Shed**  
Approx. 5.7 sq. metres (61.4 sq. feet)



**Ground Floor**  
Approx. 1.8 sq. metres (19.3 sq. feet)



**First Floor**  
Approx. 77.9 sq. metres (838.5 sq. feet)



Total area: approx. 127.6 sq. metres (1373.5 sq. feet)

**Second Floor**  
Approx. 42.2 sq. metres (454.3 sq. feet)

