



40 Sighthill Crescent

Sighthill, Edinburgh, EH11 4QE

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Summary

A main-door upper villa in Sighthill, offering spacious accommodation that is finished to modern standards with attractive interior design and quality fixtures and fittings. It benefits from a bay-windowed living/dining room with a wall-mounted fireplace, a well-appointed kitchen, and a fully-enclosed rear garden, which has a low-maintenance design and a generous footprint. The charming residence is sure to appeal to a wide demographic of buyers, from families, to commuting professionals, and buy-to-let investors and first-time purchasers alike.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, and a washing machine to be included in the sale.

Features

- Well-presented upper villa
- Situated in popular Sighthill
- Modern interiors throughout
- Bright, south-facing aspect
- Private main-door entrance
- Central hall to all accommodation
- Living/dining room with a media wall
- Monochrome-inspired kitchen
- Two double bedrooms
- One versatile single bedroom
- Modern three-piece shower room
- Enclosed, private rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D





Well-presented upper villa
situated in popular Sighthill







Two double bedrooms, one versatile single bedroom, and a modern three-piece shower room

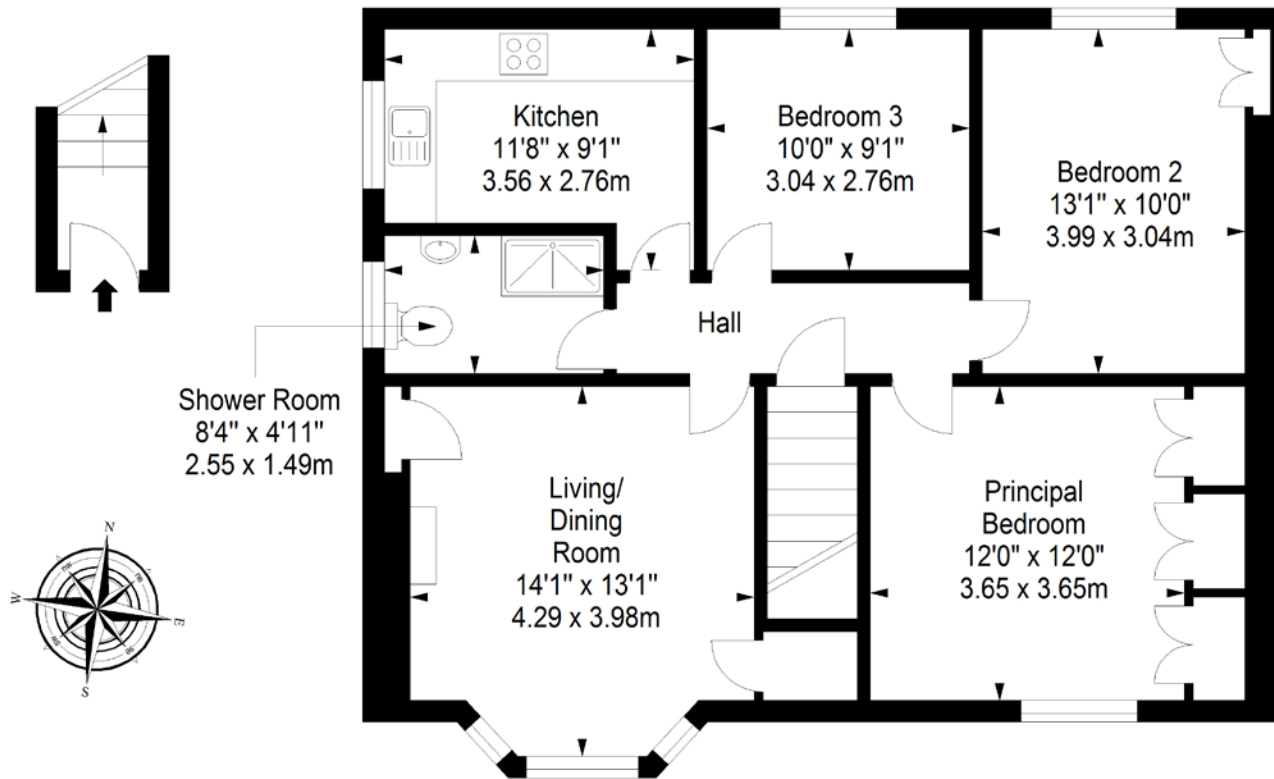




Floorplan

Ground Floor
Approx. 2.3 sq. metres (24.7 sq. feet)

First Floor
Approx. 78.9 sq. metres (849.3 sq. feet)



Total area: approx. 81.2 sq. metres (874.0 sq. feet)

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