



32 Glenalmond Place, Edinburgh, EH11 4FF

Description

Immaculately presented three bedroom terraced house with accommodation over three levels forming part of a modern development, close to Edinburgh College and Napier University. It is in excellent order throughout and benefits from modern gas central heating, double glazing and has a private rear garden. It also has a driveway to the rear with space for two cars. It has excellent public transport links nearby and has quick access to the main road links, making it an ideal spot for commuting.

The accommodation comprises:

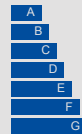
- Entrance hall with carpeted staircase
- Sitting room with fitted carpet
- The middle hall has a deep under stair utility / storage cupboard and provides access to the downstairs WC and kitchen
- The kitchen/ dining room is fitted with white shaker style units, laminate worktops with stainless steel sink with mixer tap and appliances including gas hob with extractor hood, electric fan oven and fridge freezer
- Upstairs landing with storage cupboard
- Rear facing double bedroom with built-in mirrored wardrobes
- Good sized third bedroom to the front with window and fitted carpet
- Family bathroom with tiled flooring, partially tiled walls, pedestal wash basin, WC and bath with electric shower over
- Front hall / study with staircase to the second floor
- Generous master bedroom with en-suite shower room



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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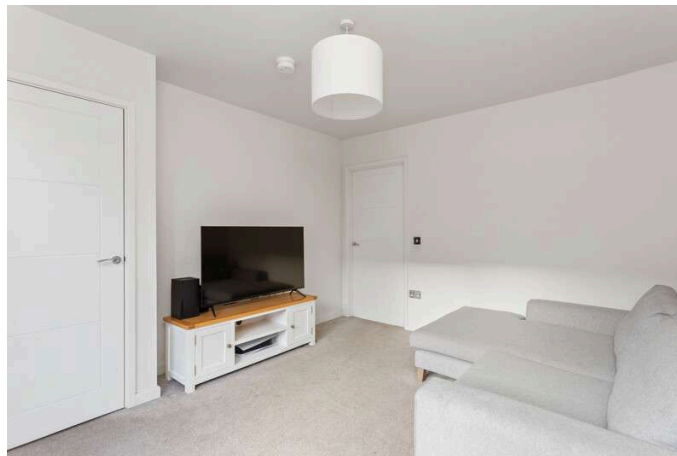


EPC RATING
B



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Outside and Gardens

The rear garden is mostly laid to lawn and enclosed by fencing, making it secure for children and pets. Two car driveway to the rear of the property and there is unallocated residents parking available nearby.

Location

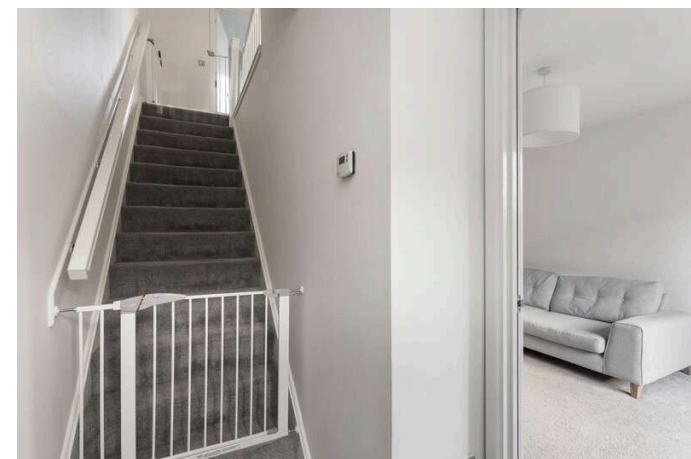
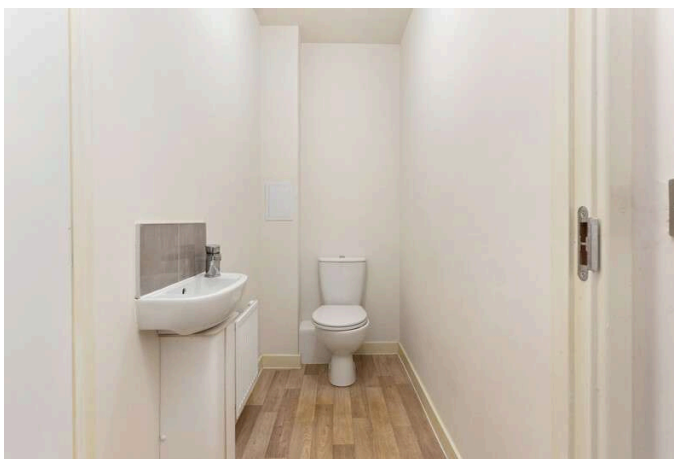
Sighthill is situated approximately four miles west of Edinburgh's City Centre. Local shopping facilities include the Hermiston Gait retail park, the Gyle Shopping Centre, Westside Plaza and Sainsbury's supermarket at Longstone. It is conveniently located for Heriot Watt University, Napier University 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.

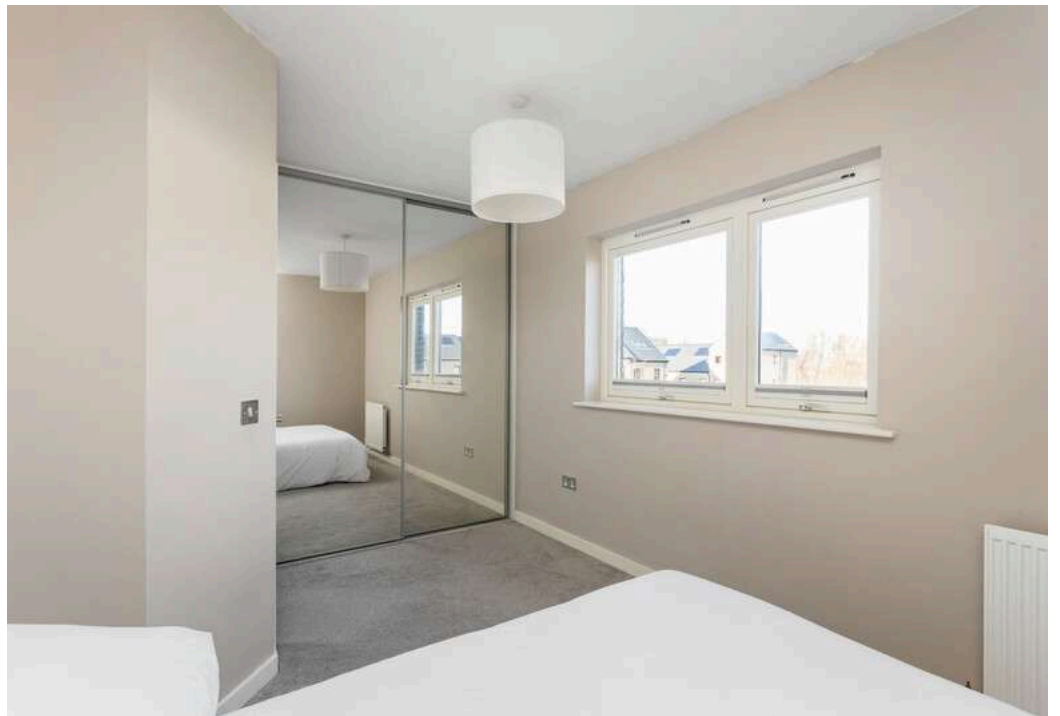
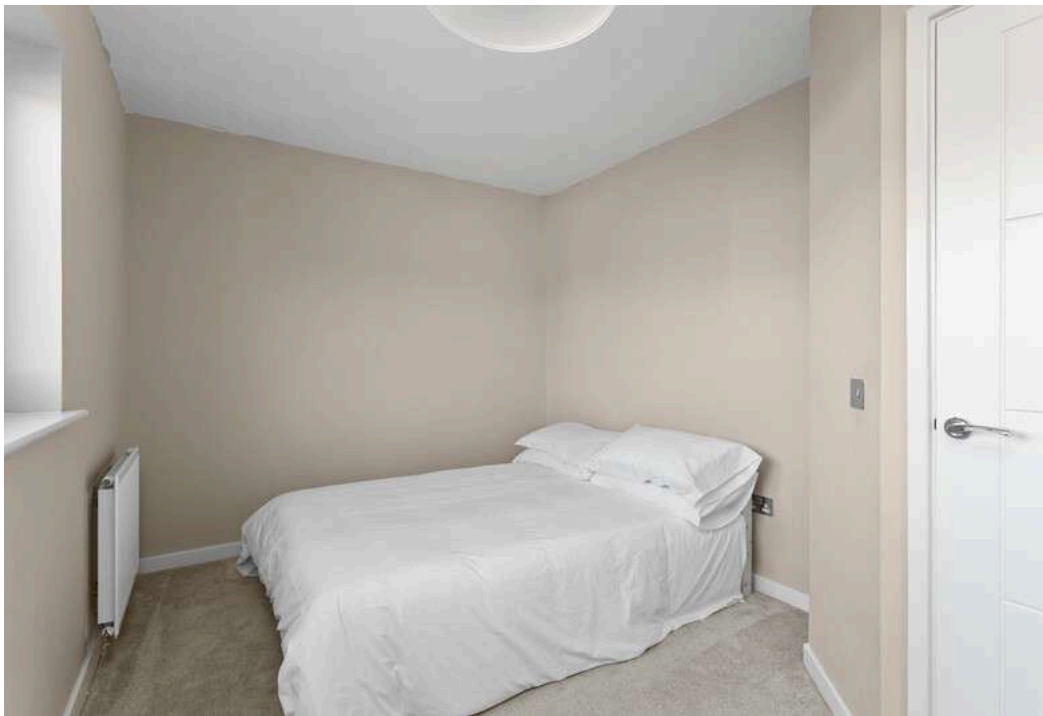
Extras

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

Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



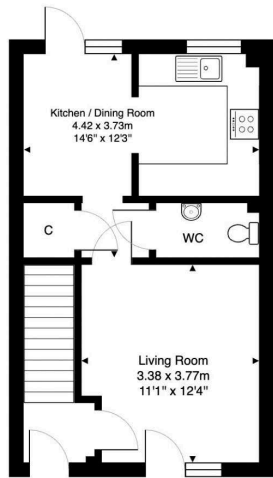




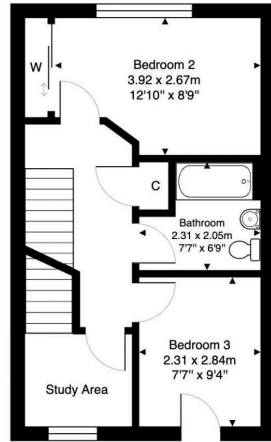
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Total Area: 93.4 m² ... 1006 ft²

All measurements are approximate and for display purposes only



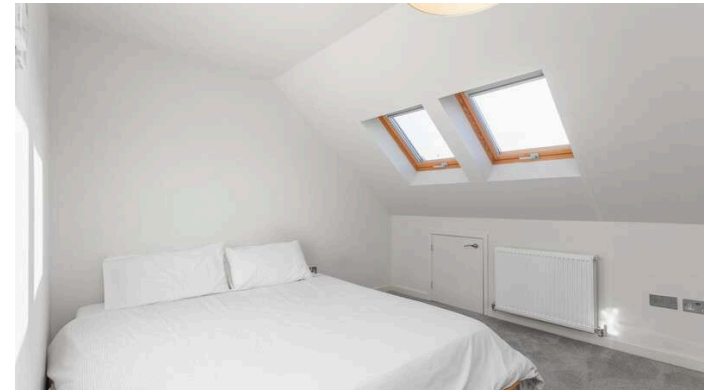
Ground Floor



First Floor



Second Floor



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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