



Offers Over  
**£195,000**

## 96 Sighthill Drive

Sighthill | Edinburgh | EH11 4PY

An excellent opportunity has arisen to acquire this three bedroom maindoor lower villa, situated in an ever-popular pocket of Sighthill. The property would undoubtedly appeal to first time buyers, professionals, young families or retirees. Early viewing suggested.

-  3 Bedrooms
-  1 Public Rooms
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



## Description

Internally, the property is in good decorative order and briefly consist of; welcoming hallway with useful storage, light and airy bay windowed reception room with electric fireplace and storage cupboard, fitted kitchen with a range of base and wall mounted units, two good sized double bedrooms (one of them with fitted wardrobes), good sized third bedroom/dining room with doors accessing private rear garden, and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

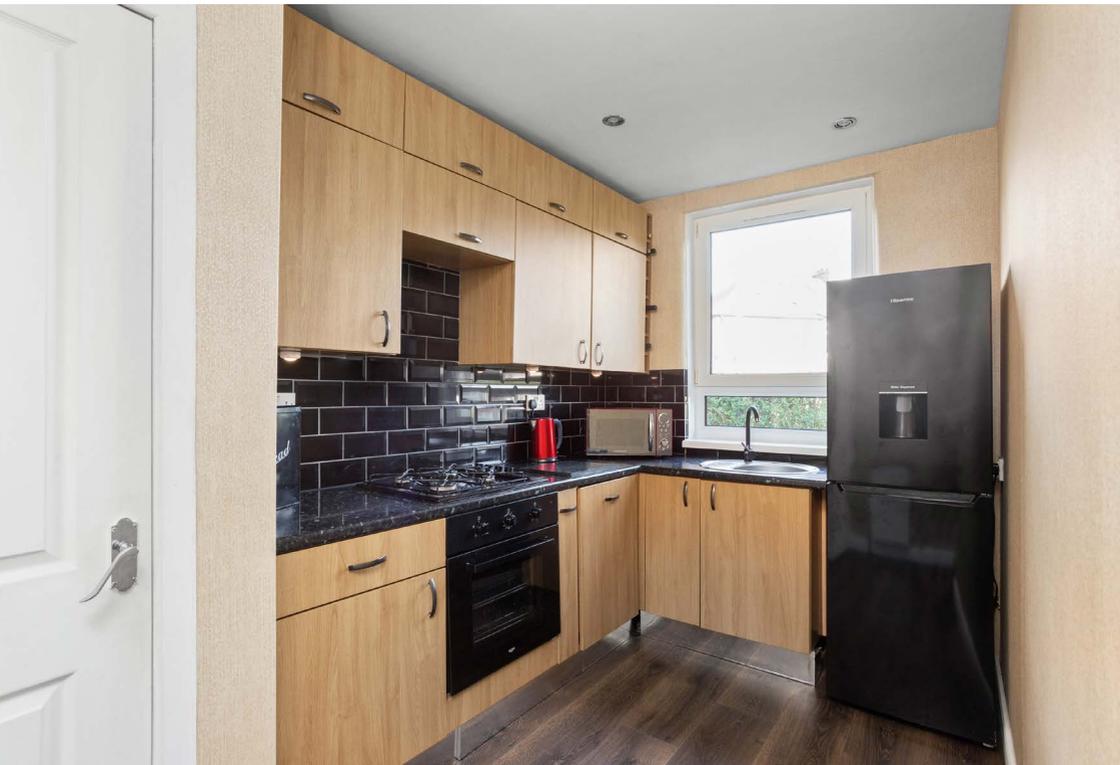
All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge/freezer and washer/dryer.

## Gardens & Driveway

A real feature of this property is the superb garden to the rear. The landscaped garden is easily maintained with areas of decking, patio and artificial grass, creating the ideal environment for children to play and to enjoy outside dining/relaxing. The hut will also be included in the sale. To the front lies well maintained garden grounds together with a driveway providing off-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

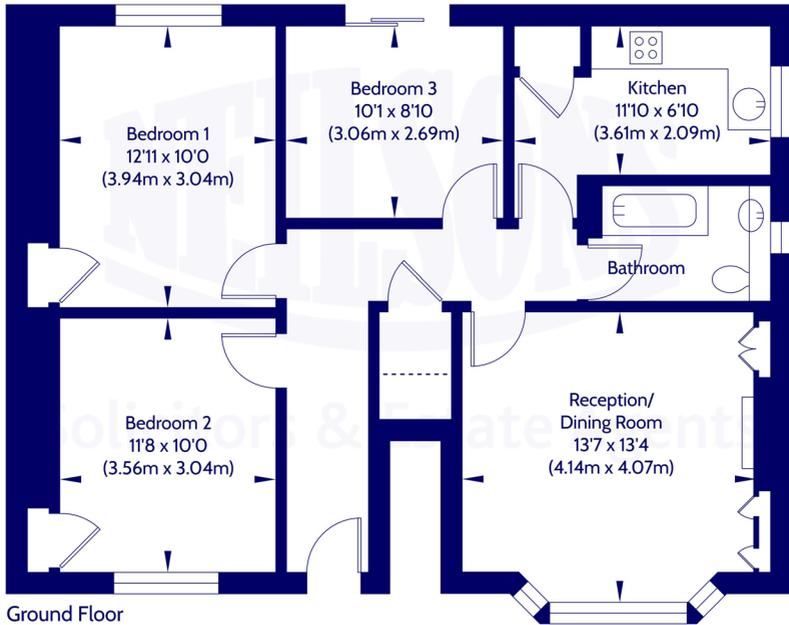
The property is situated in the popular residential area of Sighthill, which lies to the west of the City Centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity including Hermiston Gait and the Gyle Shopping Centre along with superb leisure facilities 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. Internal Area 75.09 Sq M / 808 Sq Ft.

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.



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