



49 Sighthill Terrace, Edinburgh, EH11 4QH

Description

Well presented, spacious three bedroom lower villa with private entrance and gardens. The property has been freshly decorated and is in good order. It would make an ideal starter home and is well positioned for excellent amenities as well as Heriot Watt University, Napier University and Edinburgh College. It has gas central heating and is double glazed.

The accommodation comprises:

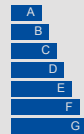
- Vestibule
- Entrance hall with deep storage cupboard
- Fitted kitchen with a range of white wall and base mounted units, marble effect worktops with matching splash backs and inset stainless steel sink; the appliances include a gas cooker with extractor hood, electric fan oven and fridge freezer
- Generous bay windowed living / dining room
- The bathroom is partially tiled and fitted with a pedestal wash basin, WC and bath with Triton electric shower
- Three good sized double bedrooms



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK

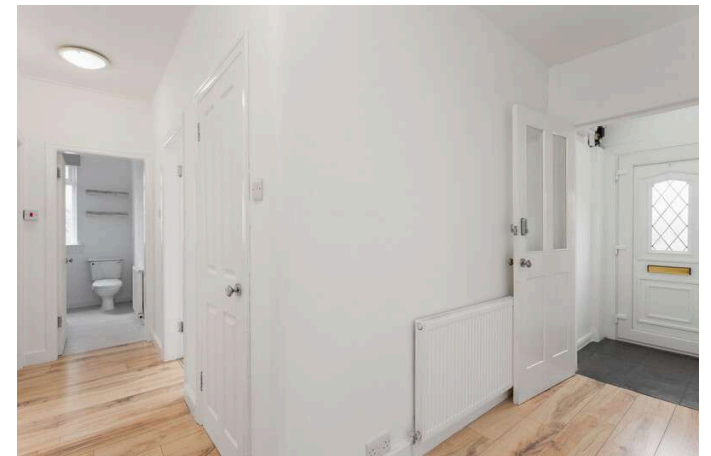


EPC RATING
D



LOOKING FOR MORE INFORMATION
ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



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 a 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.

Outside & Gardens

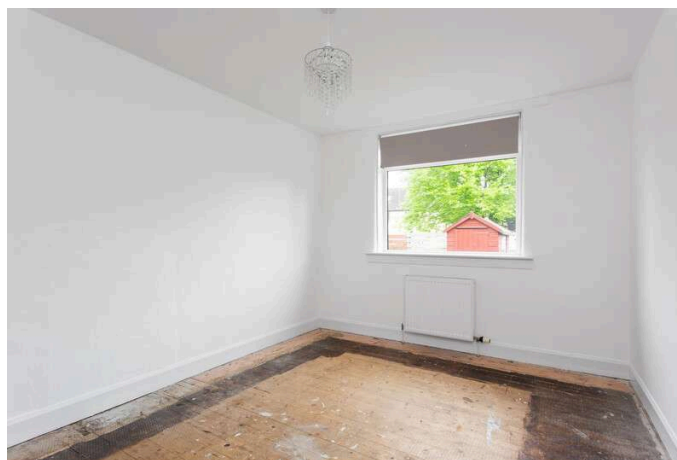
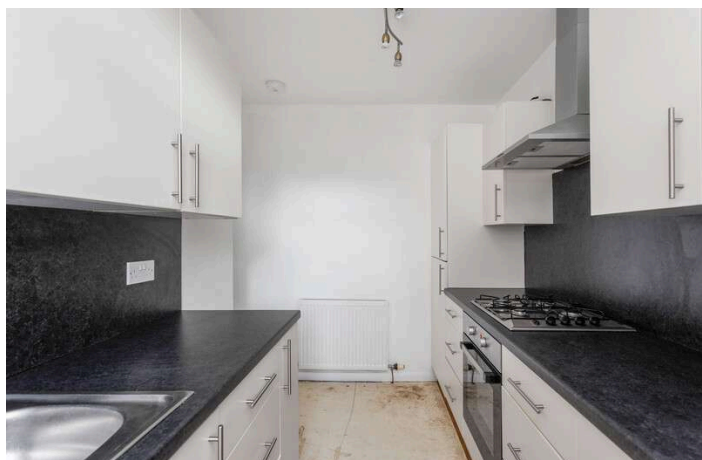
There are private gardens to the front and rear of the property. There is also off street parking to the side.

Extras

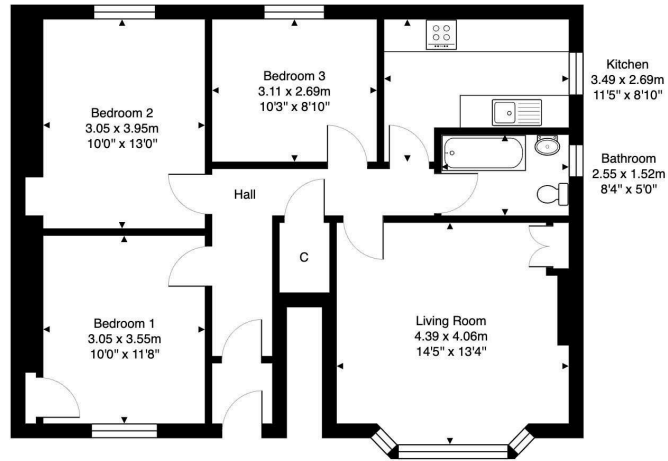
The fixed floor coverings, blinds, kitchen appliances and light fittings are included in the sale.

Council tax

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



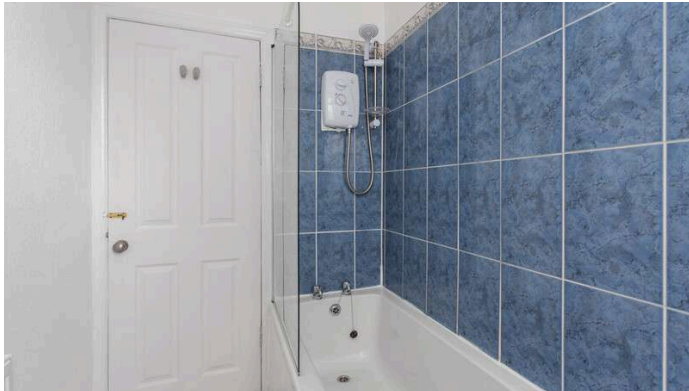
49 Sighthill Terrace, Edinburgh, EH11 4QH



Ground Floor

Total Area: 76.4 m² ... 823 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com **espc**

zoopla **rightmove**