



Solicitors & Estate Agents










Offers Over

**£245,000**

## 6 Lairdship Drive

Sighthill | Edinburgh | EH11 4FL

This stunning terraced villa with private gardens and driveway is well placed in the popular residential district of Sighthill close to a host of excellent amenities, schooling, and transport links. In true move-in condition this wonderful family home benefits from gas central heating, double glazing, and fantastic storage with early viewing highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band – D



## Description

The well laid out accommodation comprises; welcoming entrance hallway, light and airy reception room with under stair storage cupboard, stylish kitchen/dining with appliances and direct access to rear garden, utility room and WC off, two generously proportioned double bedrooms both with built-in storage, and impressive bathroom with three-piece suite and shower over bath.



## Extras

All fitted floor coverings will be included in the sale together with the hob and oven.

## Gardens & Driveway

The landscaped private garden to the rear is mainly laid to lawn and patio, creating the ideal space for outside dining/relaxing and for children to play. There is a driveway to the front providing useful off-street parking.

## Factor

The development is managed by Ross & Liddell for a monthly fee of approx. £12. This includes the maintenance of the communal landscape.

## Viewing

By appointment through Neilsons 0131 625 2222.







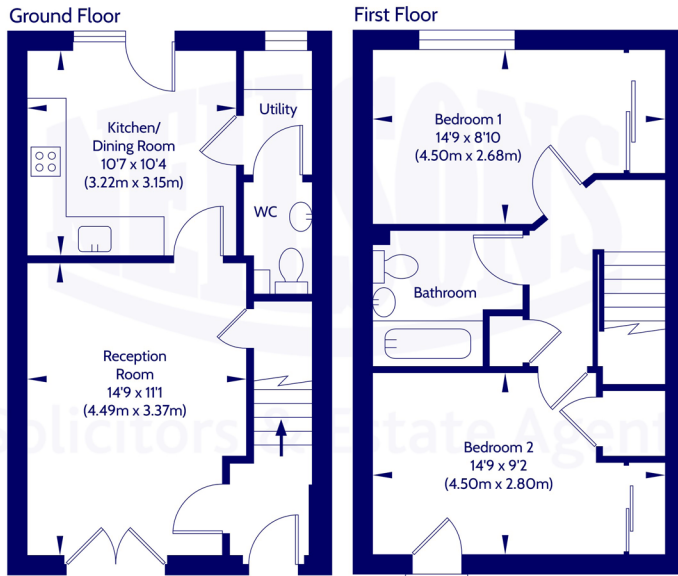
## Location

Sighthill is a mature and popular area of Edinburgh close to both Edinburgh College and the Sighthill Campus of Napier University. A good variety of shops serves the local community with more extensive retail opportunities available at the Gyle and Hermiston Gait retail parks. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. Edinburgh City Bypass and the M8, M9 and M90 motorway networks are also within easy reach. The area is also convenient for those connected with the Edinburgh Business Park and the Royal Bank Headquarters at Gogar.





Approx. Gross Internal Floor Area 69.48 Sq M / 748 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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