



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**98 Sighthill Drive**  
Edinburgh EH11 4PY

# 98 Sighthill Drive

Nestled in a quiet and sought-after neighborhood, which is ideally placed, west of the city centre, with easy access to the gyle business park, Edinburgh airport and Heriot Watt University.

This lovely lower villa, nestles behind a neat lawned front garden and a convenient driveway. The entrance vestibule welcomes you with a glazed door, leading into an 'L' shaped hall. The spacious lounge, is bathed in light from a south-facing bay window. Across the hall is a galley-style kitchen, boasting modern units and some integrated appliances. This splendid home features three double bedrooms; one bedroom delights with patio doors that open directly onto the rear garden. The stylish shower room comes complete with a luxury walk-in enclosure.

## Property Summary

- Lovely lower villa
- South facing lounge with bay window
- Modern fitted 'galley' style kitchen
- Three double bedrooms
- Stylish three-piece shower room
- Gas central heating & double glazing
- Private gardens; front & rear
- Front driveway, providing off-street parking
- EPC Rating - C | Council Tax Band - C

Home Report Value - £190,000







Three-bedroom  
lower villa with  
gardens to front  
& back





Outside, the home has a neat south-facing front garden and a fully-enclosed rear garden. A private driveway is located to the front, providing off-street parking.

Extras: all fitted floor coverings, window furnishings, light fittings, all kitchen appliances and a garden shed, to be included in the sale.

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**dream property!**



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 **CHARTERED FIRM**

  

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



## Location

Sighthill is a popular residential district, located approximately 4 miles, west of the city centre. Various local amenities can be found at nearby Longstone, including a Sainsburys or Asda at Chesser. Ideally located for a campus of Edinburgh Napier University's, Edinburgh College campus and Heriot Watt University is a short 10 minute journey by car or bus, as is the South Gyle Business Park. Larger retail shopping can be found at Hermiston Gait and the Gyle Shopping Centre. There are many local parks, gyms nearby. Excellent transport links, include regular bus services, the trams and local train station at Edinburgh Park. Direct access to Edinburgh city by pass, links to all major road networks, including the M8, M9, the Forth Road Bridge and easy access to Edinburgh International Airport.