



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**5 Sighthill Drive,**  
Sighthill, Edinburgh EH11 4QW

# 5 Sighthill Drive

This lovely two bedroom main door lower villa in the sought-after residential district of Sighthill is ideally positioned just west of Edinburgh's city centre. The property features a private double driveway to the front offering off-street parking and private front and rear gardens – ideal for enjoying outdoor relaxation or entertaining.

Opening into a welcoming hallway, the property benefits from two convenient built-in storage cupboards. The front-facing Lounge/ Dining Area offers a bright and inviting space, while the modern Fitted Kitchen is well-equipped with quality finishes and ample cabinetry.

The property's two Double Bedrooms, with the principal bedroom benefitting from direct access to the private rear gardens via the French Doors with patio decking, providing a serene outdoor retreat. A sleek, stylish Shower Room completes the accommodation and the home benefits from both gas central heating and double glazing throughout for maximum comfort and efficiency.

With its move-in-ready interiors, this property will appeal to a wide range of buyers, including first-time buyers, professionals, couples, downsizers and investors seeking a well-maintained property.

## Property Summary

- A beautifully presented main door lower villa
- Private main door entrance
- Hallway with built-in storage
- Lounge / Dining Area
- Attractive fitted kitchen
- Two well-proportioned double bedrooms
- Shower room with three-piece suite
- Private Low Maintenance Front Garden
- Private Rear Garden with decked patio and garden shed
- Private double driveway to the front
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Band - C | Council Tax Band - C

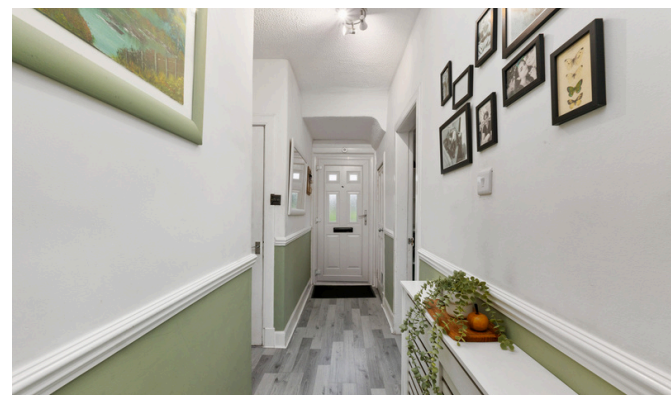
Home Report Value - £180,000







Lovely two  
bedroom main  
door lower villa  
with large  
private driveway





Externally, the property has private front and rear gardens and private double driveway to the front providing off-street parking with unrestricted on-street parking available on Sighthill Drive and the adjacent streets.

Extras: To include all fitted carpets and fitted floor coverings, light fixtures and fittings, integrated and freestanding kitchen appliances and the garden shed.

Let us help you find your next  
**dream property!**



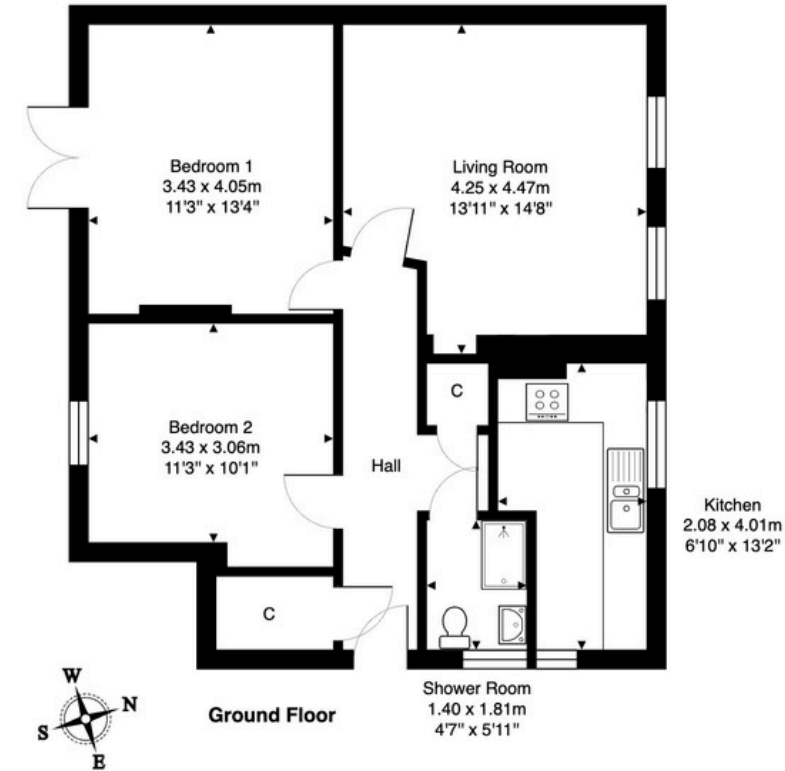
**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



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Total Area: 65.7 m<sup>2</sup> ... 707 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**espc** 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

The property is located in the popular residential area of Sighthill, which lies to the south west of Edinburgh City Centre. There are excellent local shops providing all day-to-day requirements in nearby Carrick Knowe and Stenhouse Cross with a 24 Hour Asda, Aldi and M&S Supermarkets just off nearby Chesser Avenue. Further shopping can be found in Gorgie, or at the Gyle and Hermiston Gait Shopping Centres, both only a short drive away. There is a wide range of leisure facilities nearby including the Corn Exchange and Nuffield Health & Leisure Club. Fountain Park Leisure Complex offers a multi-screen cinema, Megabowl, bars and restaurants within easy reach of the property. Within the area is Saughton Park for outdoor walks whilst further time can be enjoyed along the Water of Leith and Union Canal Walkways, where there are excellent walks and cycle routes.

Local golf clubs include Kingsknowe and Carrick Knowe. The property is well placed for Edinburgh Airport and the central motorway network with the A720 City Bypass easily accessible, and regular transportation available into the city centre and surrounding areas. A rail link can be accessed at nearby Kingsknowe. It is also ideal for those accessing Napier and Heriot-Watt Universities. A central location with excellent local amenities.

