



Location

This 2 bedrooomed, second floor flat is situated in the popular residential area of Sighthill, which lies to the West of the City Centre.

It is well served by excellent local shopping facilities to meet every day needs including the nearby Westside Plaza. For more extensive amenities, Hermiston Gait and the Gyle Shopping Centre are both within close proximity and offer a fantastic range of high street shops including a Tesco, Morrison's and Marks and Spencer's.

A range of leisure activities can be found nearby including a multi-screen cinema, swimming pool, golf courses and The Union Canal walkway.

The area is well served by a frequent bus service to the City Centre and many surrounding areas and the City-Bypass is also close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport and is ideally located for Edinburgh Business Park and Gogarburn.

Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus for the more mature student.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hallway with storage cupboards

Spacious living room

Kitchen

Two double bedrooms (one with built in wardrobes)

Bathroom with bath, wash basin and WC

Extra Features

Gas central heating

Double glazing

Communal gardens & drying area

On street parking

Views over the city



Home Report

Please visit: www.allingham.co.uk or www.espc.com

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

