



22/3 Sighthill Loan, Edinburgh, EH11 4NP



Welcome

Welcome to Sighthill Loan, this spacious and well-proportioned two-bedroom first floor flat is situated within a popular residential area of Sighthill, lying to the west of Edinburgh's city centre. The property would make an ideal purchase for first-time buyers, professionals, or buy-to-let investors. The accommodation is thoughtfully laid out and offers generous room sizes throughout. A particular highlight of the property is the private section of garden to the rear, providing an excellent outdoor space for relaxing, gardening, or entertaining during the warmer months.

Features

- Secure entry system
- Reception hallway
- Living/dining room
- Fully equipped kitchen with all white goods included
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing

Gardens and Parking

- Private garden area to the rear
- On street parking available





Sighthill

The popular Sighthill area of Edinburgh lies to the west of the city centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops can be found at the Wester Hailes Centre, with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema. The impressive Gyle Complex can be easily accessed, as can the Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus on hand for the more mature student. The property is also well placed for those working at the Edinburgh Business Park and the Royal Bank Headquarters at Gogar. An efficient bus service operates to other parts of the city, whilst the city bypass and main motorway networks are also within easy reach.

Extras

Included in the sale are all floor coverings, light fittings, blinds where fitted, all fitted and free-standing appliances and white goods. Any movable white goods included in the sale are not warranted and are deemed sold as seen.



Get in touch

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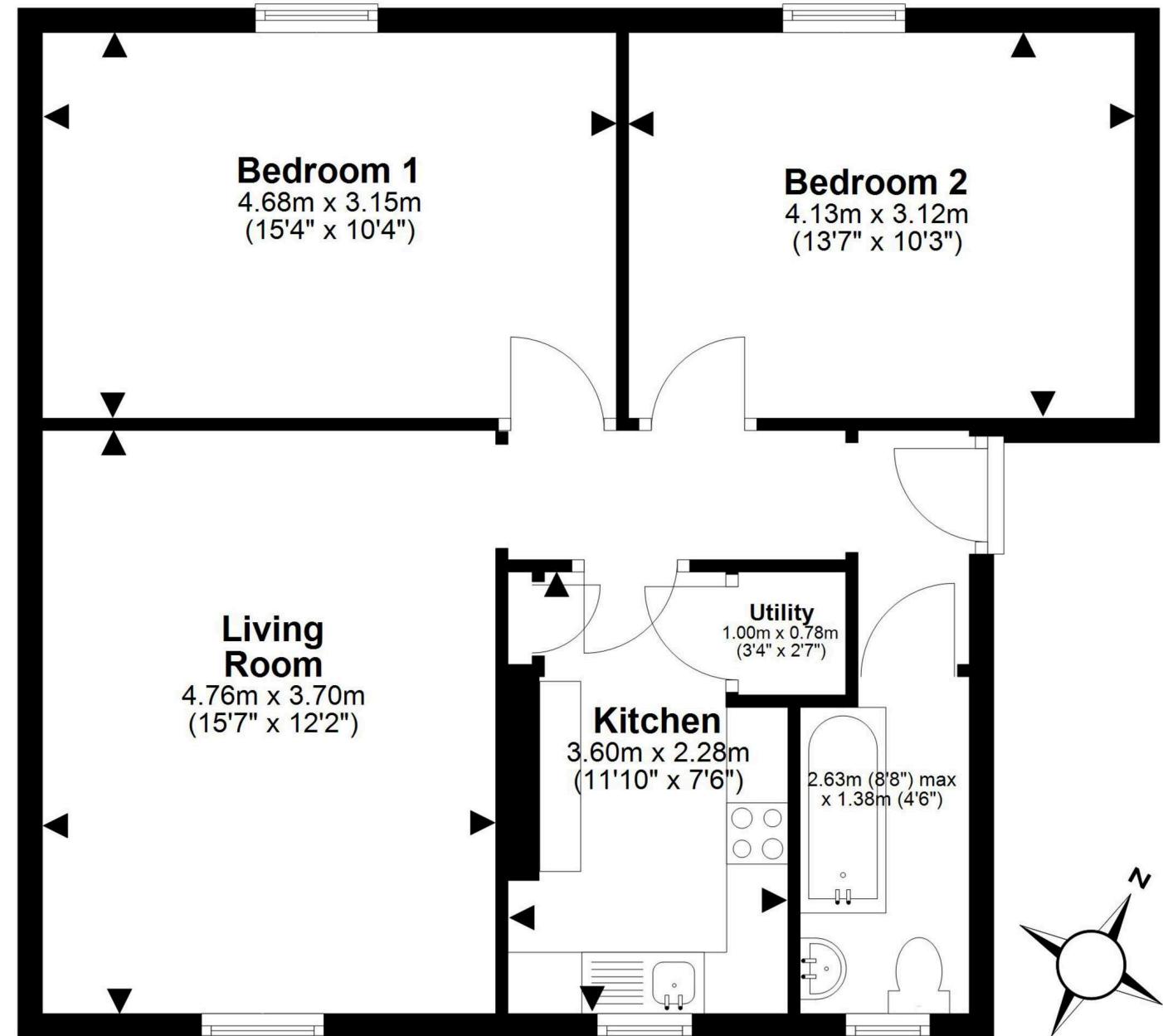
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EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.