

OFFERS OVER £160,000

110 Sleigh Drive
Edinburgh, EH7 6EN

drummondmiller
Solicitors & Estate Agents



- 2 bed lower villa in need of general modernisation
- Bright living room
- Separate modern fitted kitchen
- Shower room
- Ample on street parking
- Gas central heating and double glazing throughout
- Private front garden and shared drying green
- EPC C

Description

A fantastic opportunity to acquire this generously proportioned two-bedroom lower villa, offering excellent potential for a wide range of buyers. Set within a popular residential area, the property provides well-balanced accommodation all on one level and would make an ideal purchase for first-time buyers, downsizers, or investors.

The accommodation comprises a bright and spacious living room, offering a comfortable setting for both relaxing and entertaining. The separate kitchen provides good storage and workspace. There are two well-proportioned double bedrooms, each offering ample space for freestanding furniture, along with a shower room completing the internal layout.

Externally, the property benefits from its own private garden space. On-street parking is readily available to the front of the property for both residents and visitors.





Central Heating and double glazing

The property benefits from gas central heating and double glazing.

Garden and parking

The property benefits from a private garden. There is also ample on unrestricted on street parking.

Location

Craigentiny is a well-established residential area located to the east of Edinburgh's city centre, offering an excellent balance of suburban tranquillity and convenient urban access. The area is highly regarded for its community feel, green spaces, and proximity to a wide range of local amenities.

Residents benefit from a good selection of everyday shopping options, with a variety of local shops, supermarkets, and services nearby. Larger retail offerings can be found at Meadowbank Retail Park and Fort Kinnaird, both within easy reach. For leisure and recreation, the area is well served by open spaces including Craigentiny Golf Course and nearby parks, while the stunning Portobello Beach and promenade are just a short distance away, offering scenic coastal walks and a range of cafes and restaurants.

Craigentiny is also well positioned for access to excellent schooling at both primary and secondary levels. Regular public transport links provide quick and easy access into Edinburgh city centre and surrounding areas, making it ideal for commuters. The nearby road network also allows for convenient travel across the city and beyond.

Council Tax and EPC

It is in Council Tax band C and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £170,000 and a link to the Home Report is available from the ESPC website.

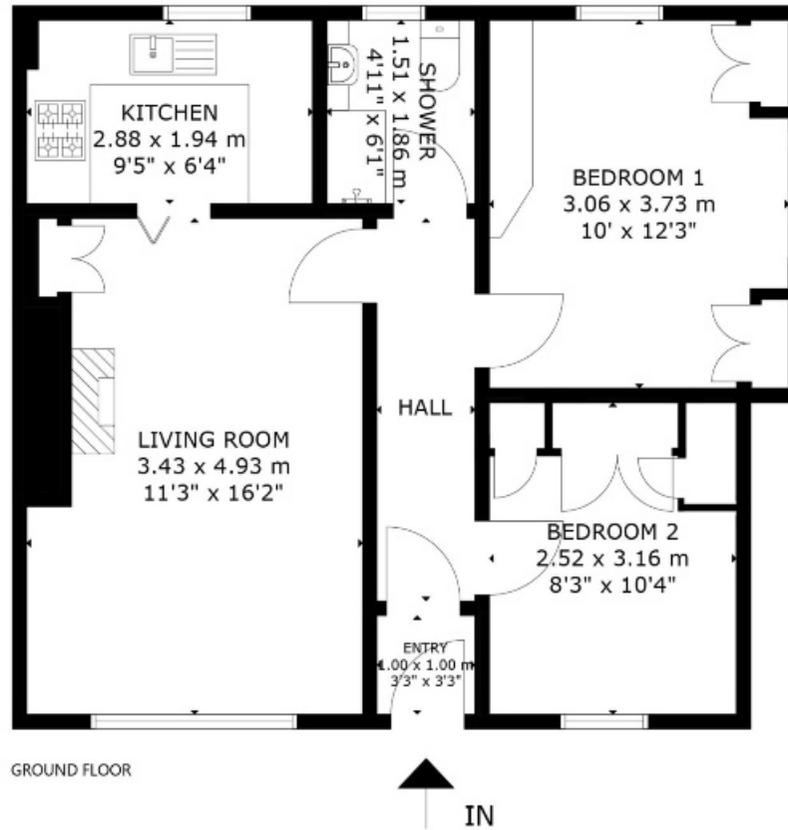
Viewing

By appointment with the Agent, telephone 0131 229 3399 or email property@drummondmiller.co.uk.

Extras

The sale price includes all carpets, floorcoverings, light fittings, cooker, fridge/freezer and washing machine.





GROUND FLOOR

110 SLEIGH DRIVE, EDINBURGH, EH7 6EN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 571 SQ FT / 53 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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