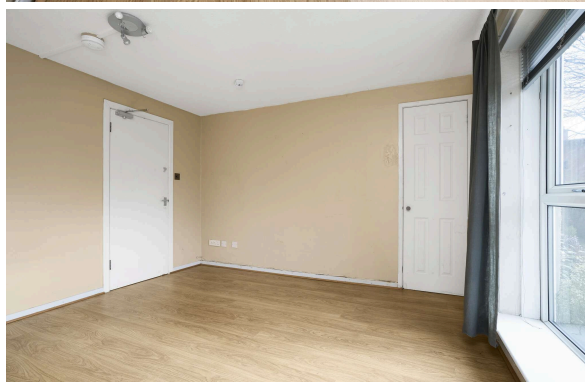




101 (GF2) Sighthill Loan  
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## 101 (GF2) Sighthill Loan

SIGHTHILL | EDINBURGH | EH11 4NT

Bright and spacious two bed ground floor apartment boasting a most pleasant, south-facing outlook across mature communal gardens. Quiet position in popular residential area conveniently placed for easy access to local amenities and excellent transport links.

The property for sale offers good sized accommodation which now requires modernisation but has excellent potential to form a comfortable home, ideal for first time buyers or anyone requiring easy access ground floor accommodation. A great feature is the sunny, south-facing aspect from both the living room and main bedroom to a particularly well kept communal garden including a lawn area for sitting out and mature planted borders.

- Entrance vestibule and hallway
- Living room with picture window
- Kitchen
- Two double bedrooms with built-in storage
- Shower-room with electric shower
- Gas central heating
- Double glazing
- Security entryphone system
- Dedicated lock up for each flat
- Beautifully kept communal gardens to side and rear
- Unrestricted on-street parking
- EPC D and Council Tax Band B
- Factor fee understood to be approx £400 per annum

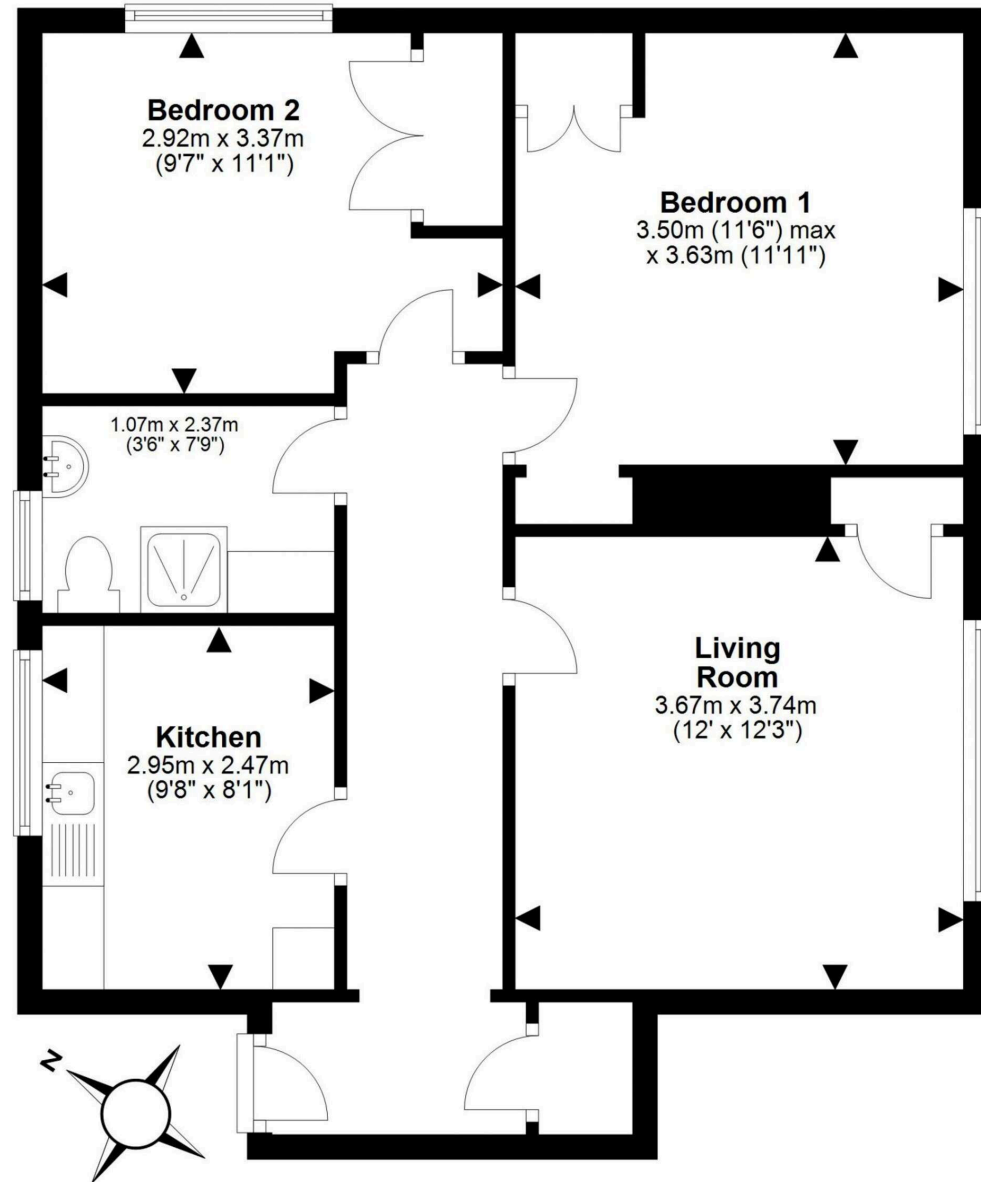
Blinds and curtains included in sale

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the popular Sighthill area of Edinburgh, which 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 and the city bypass and main motorway networks are also within easy reach.





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