



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

Spacious two bedroom lower flat with private garden and driveway parking.

The ground floor comprises a welcoming entrance hallway with three useful storage cupboards, one of which houses the gas combi boiler beneath the stairs. The generously proportioned living room is north facing and offers excellent space for both relaxation and dining, comfortably accommodating a dining table. The kitchen is well laid out and fitted with a gas hob, fan oven, integrated dishwasher, and space for a freestanding washing machine and fridge freezer.

The property offers two well-sized double bedrooms. The principal bedroom is particularly appealing, featuring French doors that open directly onto the rear garden, creating a bright and airy feel. The second bedroom, also rear facing, provides excellent double accommodation with space for freestanding storage. The rear garden enjoys a sunny aspect and is laid out with a combination of decking and grass, ideal for outdoor entertaining or relaxing. The property further benefits from gas central heating, private front and rear gardens, and a driveway providing parking for two vehicles.

Location

The property is situated within a popular residential area offering convenient access to a range of local amenities including shops, schools, and transport links. The area is well suited to a variety of purchasers, with regular bus and rail services providing easy access to surrounding towns and the City Centre. Recreational facilities and green spaces are also within close proximity, making this an attractive and well-connected location.

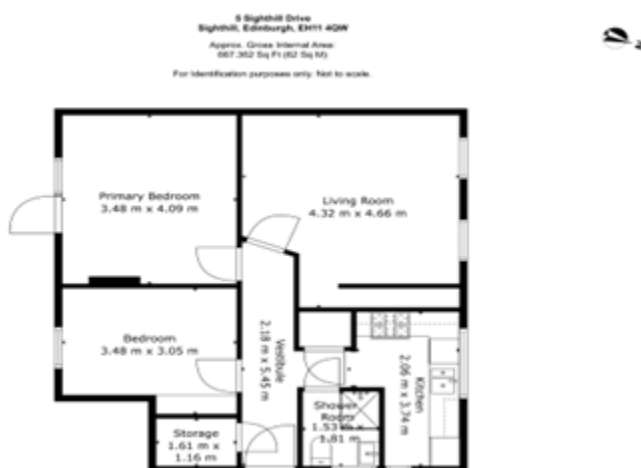
Fixtures and Fittings

Integrated dishwasher, gas hob and fan oven are included in the sale. Freestanding washing machine and fridge freezer are available through separate negotiation.

Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



EPC: C (70)

Council Tax - C

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