



224 Wester Hailes Road, Edinburgh, EH11 4NQ

Tastefully Presented Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Light and tastefully presented, three-bedroom, semi-detached family home with generous gardens and a driveway. Conveniently located in the popular Sighthill area, lying to the west of Edinburgh city centre.

Comprises an entrance hall, a living/dining room, a kitchen, three flexible bedrooms, and a shower room.

Highlights include a modern fitted kitchen with appliances, a stylish bathroom suite, gas central heating and double glazing. In addition, there is good storage, including integrated bedroom wardrobes and contemporary decor.

Externally, the front features a lawn and driveway, while the large rear garden includes a quality mobility ramp, lawn, patio and a storage shed.

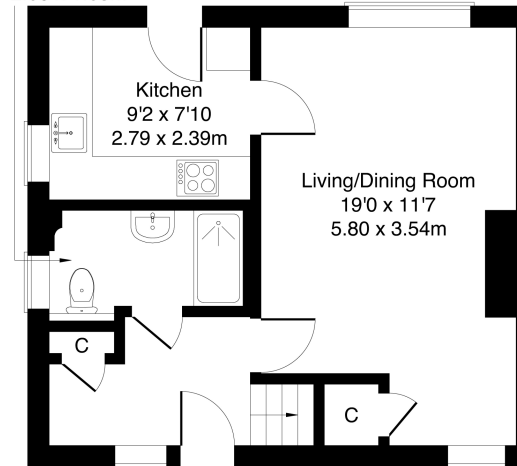
A welcoming entrance leads into the property and through to the spacious living/dining area, finished with carpet flooring throughout and featuring a large window allowing plenty of natural light to fill the space, along with a useful storage cupboard. The kitchen has been finished with granite-effect countertops, a tiled-effect splashback, a stainless steel sink with drainer, as well as an integrated oven and gas hob with canopy above, a washing machine, and fridge/freezer.

Heading upstairs, the carpeted flooring continues and provides access to all bedrooms, each benefitting from carpet flooring and light décor throughout. The bedrooms also offer space for additional standalone furniture while further benefitting from built-in wardrobe space. Completing the property is the shower room, located just as you enter the property, finished with a three-piece suite and ladder-style radiator.

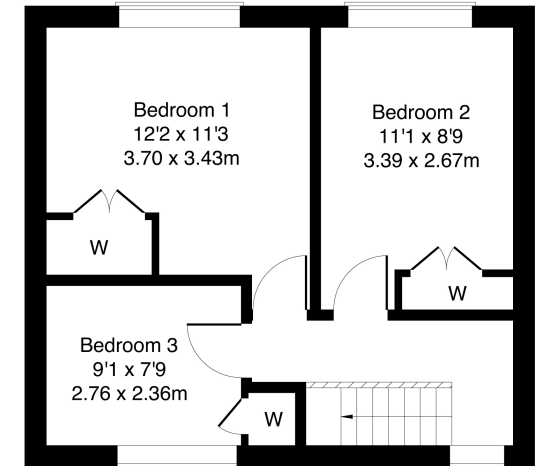
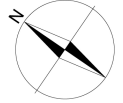


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Shower Room
8'10 x 5'4
2.68 x 1.63m



Ground Floor



First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Sighthill is a well-established suburb located to the west of Edinburgh city centre, conveniently close to both Stevenson College and Napier University's Sighthill campus. Residents benefit from an excellent variety of shops and amenities, with larger retail options available at The Gyle Shopping Centre and Hermiston Gait retail park. The area offers a range of

recreational facilities, including Kingsknowe Golf Course, Sighthill Bowling Club, Pure Gym, Sighthill Public Park, and The Corn Exchange event venue. Regular bus services provide easy access to the city centre, while the nearby city bypass offers quick connections to the M8 and the wider motorway network.





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