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226 Wester Hailes Road, Sighthill, Edinburgh, EH11 4NQ

Beautifully Presented Two-Bedroom, End-Terrace with Generous Gardens and a Driveway

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Property Description

Light, beautifully presented, and spacious, two-bedroom, end-terrace family home with exceptionally 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, a sun room, two double bedrooms, and a bathroom.

Highlights include a modern fitted kitchen, a stylish bathroom suite, contemporary doors, and tasteful decor throughout. In addition, there is gas central heating, double glazing, good storage including a loft, and open views to the front.

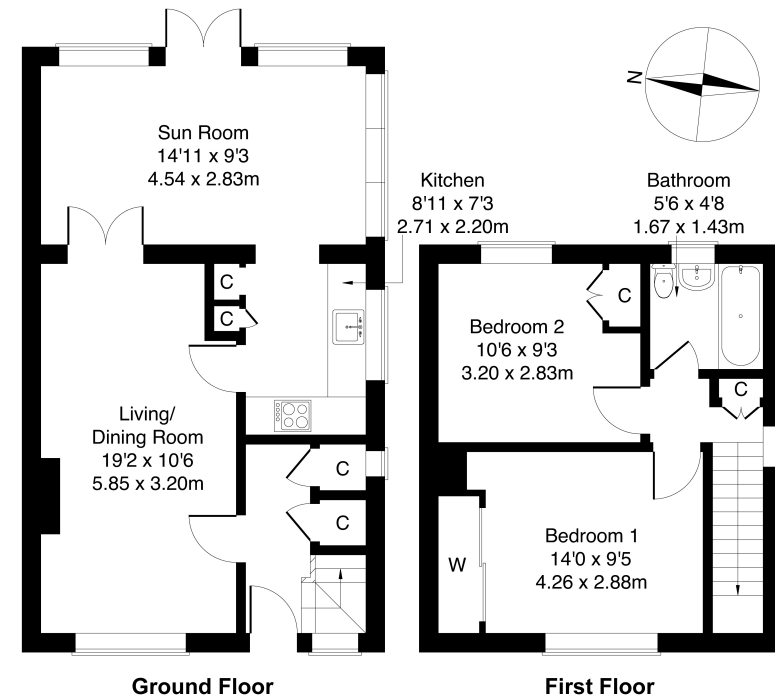
The sizable plot incorporates lawns, patios, established shrubbery, three storage sheds, with a driveway and tall privacy hedging to the front.

Welcoming you into the property, the hallway leads through to the bright and inviting living room, finished with carpeted flooring to create a warm and comfortable environment. The room further benefits from a feature fireplace and provides direct access to the sun room, making this an ideal space for entertaining guests, with the sun room offering access to the private rear garden. The kitchen is also accessed from the living room and is finished with tiled flooring, granite-effect countertops, a tiled splashback, stainless steel sink with drainer, integrated oven and electric hob with canopy above, as well as a washing machine and dishwasher.

Heading upstairs, carpeted flooring leads to the first-floor landing, providing access to bedrooms one and two. Both bedrooms continue the light and welcoming décor and benefit from built-in cupboards, providing excellent additional storage. Completing this beautiful home is the family bathroom, comprising a three-piece suite with a shower over the bath and a ladder-style radiator.



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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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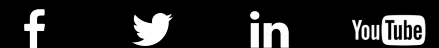
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