



RALPH SAYER
SOLICITORS & ESTATE AGENTS

54 Sighthill Park

Edinburgh EH11 4PN

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This appealing main door lower villa, is tucked away on a quiet residential street, ideally located west of the city, with great transport links for quick access into the city centre or west, to the Gyle business park, RBS Gogarburn and Edinburgh Airport. The property has been extended to provide versatile family accommodation and enjoys a generous monobloc drive to the front and enclosed garden to the rear, which wraps around the summer house, creating a separate play area.

Tucked down the side, the front door opens into a welcoming hallway. A spacious lounge/diner is flooded with natural light from a south-facing picture window, and the perfect setting for modern family life or entertaining. Next door, is a sleek white kitchen, with a full range of integrated appliances and a boiling water tap. There are three comfortable bedrooms with one enjoying patio doors opening directly onto the rear garden. Completing this stylish home is a sleek shower room with double shower enclosure. The enclosed rear garden, boasts a summer house.



Property Summary

- Appealing main door lower villa
- South-facing lounge/diner
- Sleek kitchen with fully integrated appliances & boiling water tap
- Three comfortable bedrooms
- Stylish three-piece shower room
- Gas central heating & double glazing
- Private front monobloc driveway & an enclosed rear garden
- EPC Rating - C | Council Tax Band - C

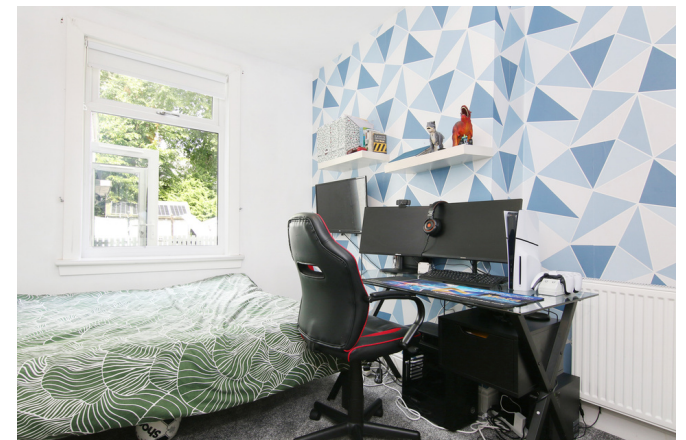
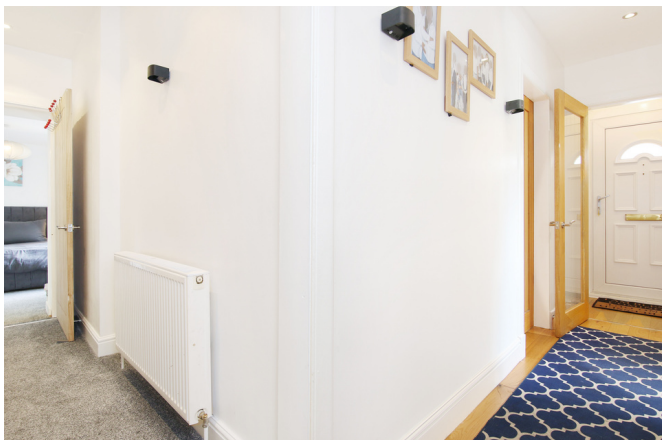
Extras: fitted floors, light fittings, blinds, and all integrated kitchen appliances, to be included in the sale.

Home Report Value - £230,000





Beautifully
presented, lower
villa with
excellent
outdoor space





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dream property!



RALPH SAYER
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property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

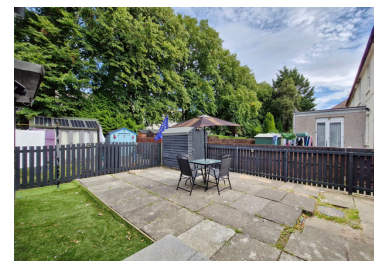
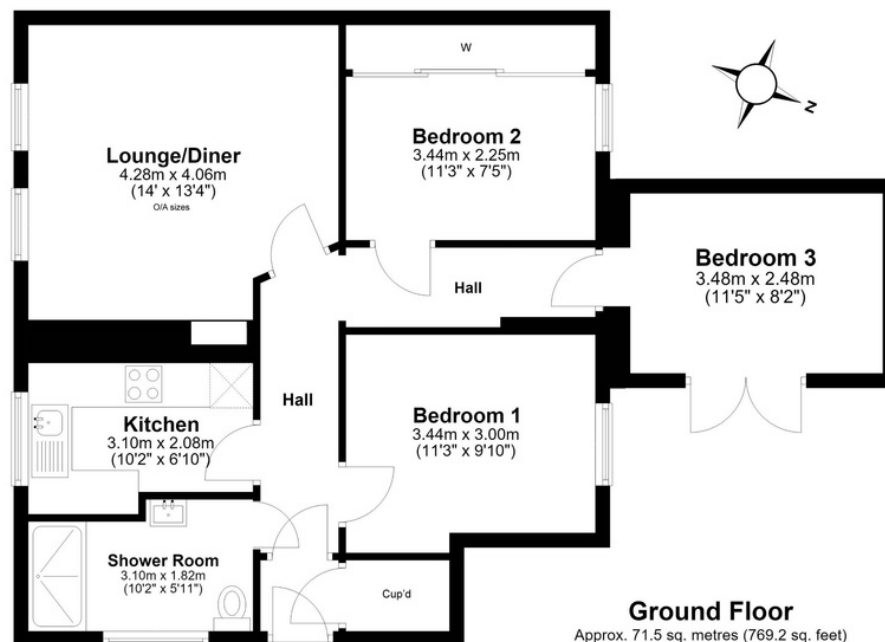


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location

Sighthill is a popular residential district, located approximately 4 miles, west of the city centre. Various local amenities can be found at nearby Longstone, including a Sainsburys or Asda at Chesser. Murryburn Primary school is located behind Sighthill Park. Ideally located for a campus of Edinburgh Napier University's, Edinburgh College campus and Heriot Watt University is a short 10 minute journey by car or bus, as is the South Gyle Business Park. Larger retail shopping can be found at Hermiston Gait and the Gyle Shopping Centre. There are many local parks, gyms nearby. Excellent transport links, include regular bus services, the trams and local train station at Edinburgh Park. Direct access to Edinburgh city by bus, links to all major road networks, including the M8, M9, the Forth Road Bridge and easy access to Edinburgh International Airport.