



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2/5 Tertaglia Street

Sighthill, Edinburgh EH11 4FQ

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Forming part of a modern development, this beautifully presented two bedroom, two bathroom second floor apartment is located in popular Sighthill. Situated in an ideal location west of the city centre, with great transport links and easy access for the Gyle Business Park, RBS Gogarburn and Edinburgh International Airport. It also boasts a tranquil, leafy aspect, nestled beside Sighthill Park

Access is via secure entry phone system with stair access. On entering you are greeted by a generous hallway, with great storage, including two large walk-in cupboards. Continuing through, you'll discover a bright and airy, living room, dining and kitchen, that enjoys a secluded, leafy outlook. Bathed in natural light, this space is perfect for entertaining, with a patio door opening onto a covered balcony. Next to the dining area is a semi-open plan kitchen, designed for both functionality and style.



Property Summary

- Modern second floor apartment
- Spacious open plan living & dining room
- Semi-open plan kitchen
- Master bedroom with en-suite shower room
- Further double bedroom
- Three-piece bathroom
- Ample residents parking
- EPC Rating - B | Council Tax Band - D

Home Report Value - £230,000





Striking
modern
apartment,
next
to Sighthill
Park





This appealing apartment accommodates two comfortable bedrooms; tastefully-presented, with the master bedroom featuring built-in wardrobes and the luxury of an en-suite shower room. Finally, a stylish bathroom, completes the accommodation.

The development is maintained by Ross and Liddel an approx. fee of £80 a month; covers maintaining and cleaning the communal areas, maintaining the grounds, any general repairs and block buildings insurance.

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



Let us help you find your next
dream property!



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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.



Second Floor

Approx. 73.3 sq. metres (788.7 sq. feet)



BEDROOM VIEW



BALCONY

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 Sainsbury's or Asda at Chesser. 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 pass, links to all major road networks, including the M8, M9, the Forth Road Bridge and easy access to Edinburgh International Airport.