



10 Weir Street
SIGHTHILL | EDINBURGH | EH11 4FG


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Situated on Weir Street in the popular Sighthill area of Edinburgh, this appealing two-bedroom terraced house offers spacious accommodation, excellent storage and private outdoor space, making it an ideal home for first-time buyers, couples or small families.

The property welcomes you via an entrance hallway, leading to a bright and spacious living room with ample room for both relaxing and dining. To the rear, the well-appointed kitchen benefits from generous worktop space, a range of floor and wall-mounted units, and patio doors providing access to the rear garden. A useful utility room and separate WC are conveniently located just off the kitchen.

Upstairs, there are two generous bedrooms, both benefiting from built-in storage, alongside a family bathroom fitted with a three-piece suite and an over-bath shower.

Externally, the property boasts a private driveway to the front, providing convenient off-street parking, while the fully enclosed rear garden offers a private outdoor space ideal for relaxing, entertaining or enjoying time outdoors.

- Two bedroom terraced house
- Set within a modern development
- Driveway and fully enclosed rear garden
- Close to local amenities and transport links
- Double glazing
- Gas central heating

Fees payable to factor approx. £10 per month, with £75 retention.

Energy Rating C, Council Tax Band D.

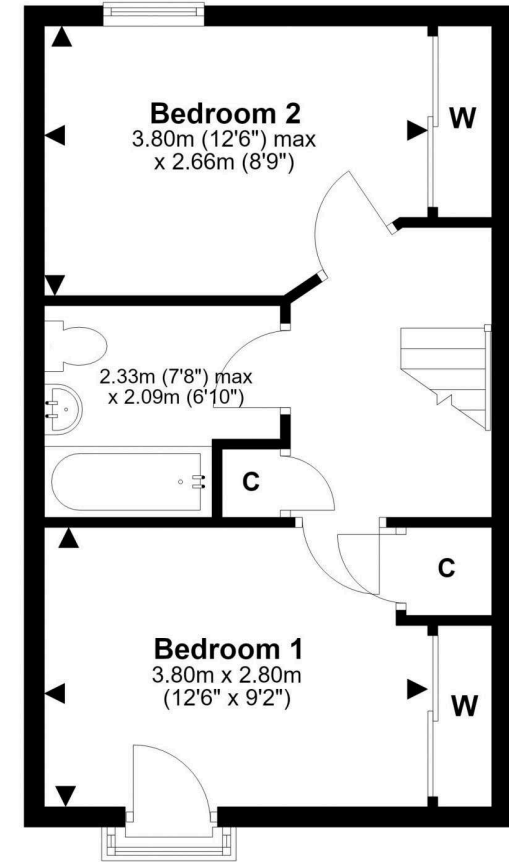
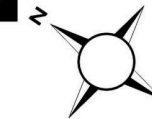
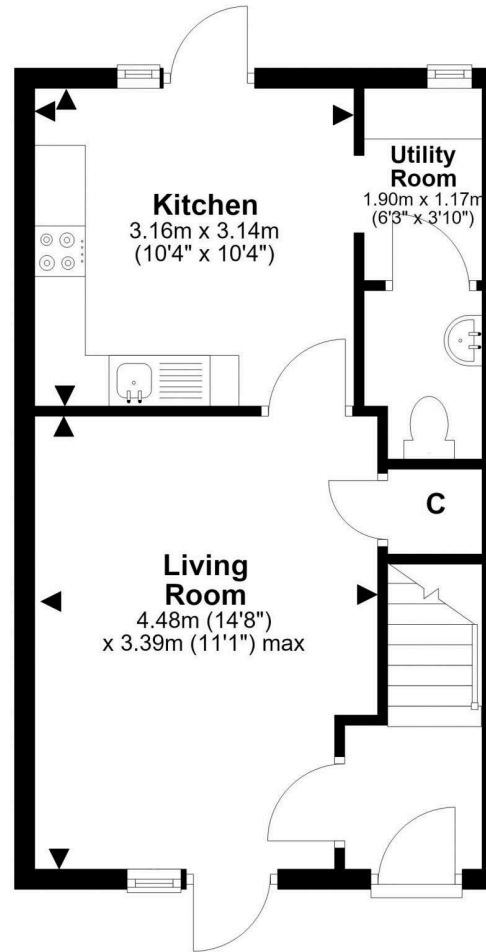
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, curtains, blinds, kitchen appliances and bedroom furniture (beds, bedside tables) will be included in the sale.

The subjects are located in the popular Sighthill area of Edinburgh, which lies to the west of the city centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops can be found at the Wester Hailes Centre, with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema. The impressive Gyle Complex can be easily accessed, as can the Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus on hand for the more mature student. The property is also well placed for those working at the Edinburgh Business Park and the Royal Bank Headquarters at Gogar, as well as close bus and trams stops with direct access to the city centre. The city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.