



13 Sighthill Grove
Sighthill, Edinburgh, EH11 4QN

CALL US ON 0131 447 4747

13 Sighthill Grove, Sighthill, Edinburgh, EH11 4QN

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared pathway to side.
- Entrance vestibule with stairs to upper level.
- Reception hall with storage and access to attic via Ramsey ladder.
- Good-sized living room with feature gas fire.
- Kitchen with appliances.
- Generously proportioned double bedroom with fitted bedroom furniture.
- Further double bedroom with fitted storage cupboard.
- Shower room.
- Gas central heating.
- Double glazing.
- Well-maintained extensive garden at rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

An upper villa situated within the popular Sighthill district of the city, perfectly positioned for access to a range of local amenities and a short journey to the west of Edinburgh City Centre. The property would make an ideal purchase for a first-time buyer/young couple or letting purposes and although in need of modernisation and redecoration offers excellent potential.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

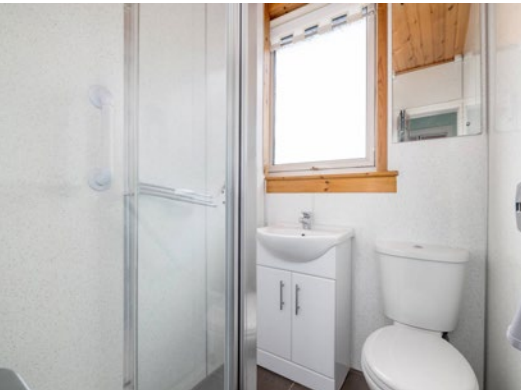
C.
APPROXIMATELY 0.9 MILES TO WESTER HAILES TRAIN STATION.
APPROXIMATELY 5.1 MILES TO EDINBURGH AIRPORT.
WITHIN 200 METRES ON FOOT.

LOCATION

Lying just six miles from the city centre, and enjoying excellent transport links, is the popular suburb of Sighthill. Well-served by everyday amenities, the area hosts an array of local shops, a medical centre and a library, while the nearby Gyle Shopping Centre houses a wealth of fashionable retail outlets, as well as a choice of supermarkets. The area's public park provides a pleasant space for outdoor recreation, whilst numerous gyms and leisure centres can be found in the surrounding area. Leading into the city, the scenic Union Canal is also popular with walkers, joggers, and cyclists, providing an idyllic walkway for summer strolls. Offering education facilities at all levels, there is primary and secondary education close by. Plus, Sighthill is home to Edinburgh College and Edinburgh Napier University campuses. Intersected by one of the city's main arteries, Sighthill benefits from frequent bus services, whilst nearby train stations provide frequent routes to Glasgow, into Edinburgh city centre, and across West Lothian and Stirlingshire. Due to its westerly location, the area also offers swift access to the Edinburgh City Bypass, Edinburgh International Airport, and the motorway network. Furthermore, there is a tramline close by for a direct route to the airport or the city centre.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, AND FREESTANDING MICROWAVE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.



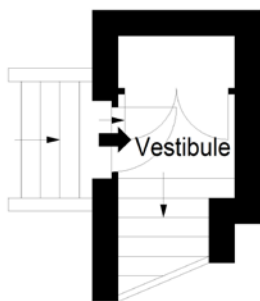
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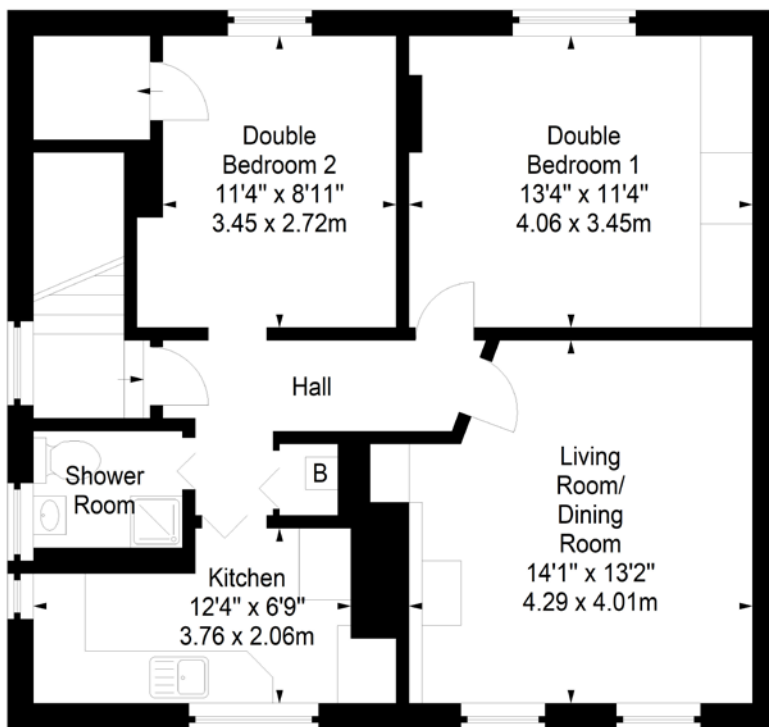
Approx. Gross Internal Area
755 Sq Ft - 70.14 Sq M
For identification only. Not to scale.
© SquareFoot 2026



**ENERGY PERFORMANCE
CERTIFICATE RATING C**



Ground
Floor
Entrance



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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.