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54 Sighthill Road, Edinburgh, EH11 4NY

A Three-Bedroom, Semi-Detached Family Home set on a Generous South-Facing Plot

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Property Description

A three-bedroom, semi-detached family home set on a generous south-facing plot. Situated on a leafy side street in the popular Sighthill area, lying to the west of Edinburgh city centre.

Comprises a vestibule, hall, living room, dining/kitchen, three flexible double bedrooms, and a family room.

A rarely available opportunity to create a superb family home close to the city, with a plot offering substantial extensions subject to planning. The property features electric heating, double glazing, and superb storage including a floored loft.

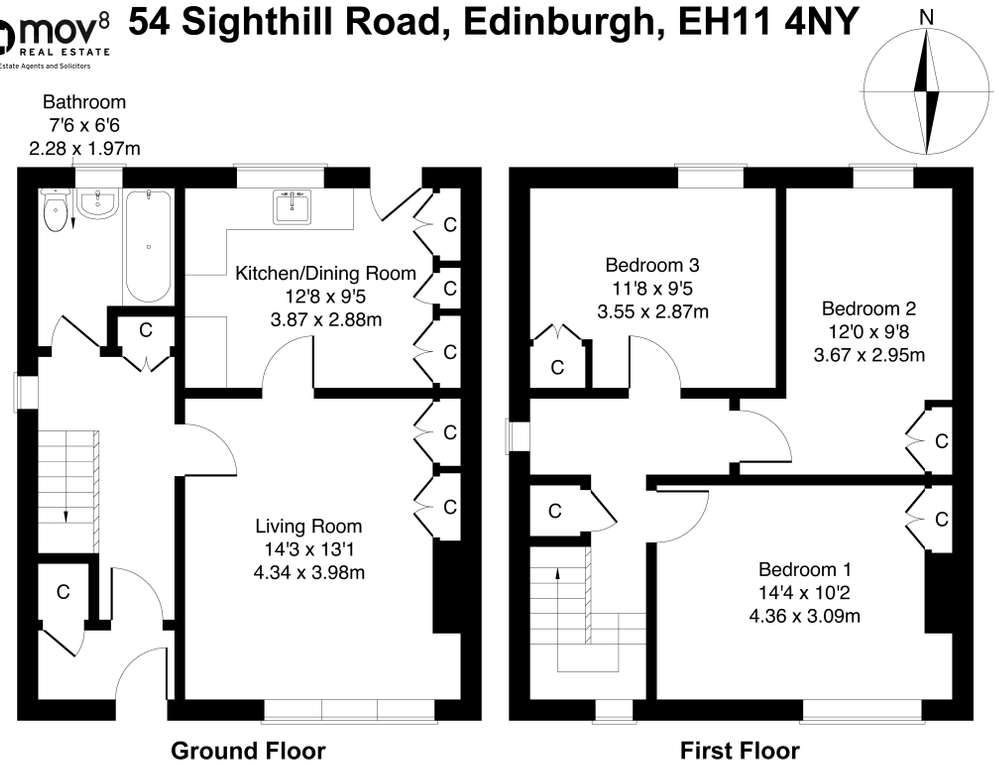
The gardens are enclosed by tall privacy hedging, incorporate lawns, a patio great for family parties, BBQs or even a hot tub, a storage shed, and a mix of established shrubbery grown over 3 decades.

An entrance welcomes you into the property, leading through to a spacious living room offering plenty of flexibility and large windows allowing for an abundance of natural light throughout. Positioned just off to the side is the kitchen finished with fitted countertops, a stainless steel sink with drainer and space for additional appliances. The kitchen also benefits from direct access to the private rear garden plot, offering further potential for outdoor entertaining.

A staircase leads to the first floor, providing access to three well-proportioned bedrooms, each with built-in wardrobes and space to suit individual needs. The accommodation includes the family bathroom, comprising a three-piece suite with a shower over the bath. Offering generous room proportions and plenty of potential for improvement and modernisation throughout, this property presents an ideal opportunity for buyers looking for a renovation project and the chance to put their own stamp on a home.

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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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