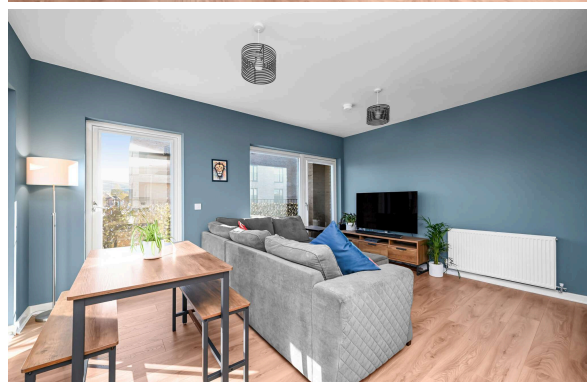




2/6 Glenalmond Place,
SIGHTHILL | EDINBURGH | EH11 4FF


warners
solicitors & estate agents



2/6 Glenalmond Place,

SIGHTHILL | EDINBURGH | EH11 4FF

Warners are delighted to present to the market this attractive and well-proportioned two-bedroom second floor flat, situated within the popular Sighthill area of Edinburgh. Offering spacious accommodation, excellent storage, a private balcony and residents' parking, this appealing property will be of particular interest to first-time buyers, young professionals and buy-to-let investors.

The accommodation comprises a welcoming entrance hallway with useful built-in storage cupboards, a generously proportioned living room offering ample space for both lounge and dining furniture, and access to a private balcony, providing a pleasant spot to relax outdoors. The separate kitchen offers a practical layout with space for appliances and storage.

There are two well-sized double bedrooms, with the principal bedroom benefiting from a built-in wardrobe. Completing the accommodation is a family bathroom fitted with a three-piece suite and shower over the bath.

Further benefits include excellent storage throughout, a private balcony and residents' parking. The property is also conveniently located close to a tram stop, providing easy access to Edinburgh city centre, Edinburgh Airport and surrounding areas, making it an excellent choice for commuters.

- Modern second floor flat in popular residential location
- Spacious living room with access to private balcony
- Modern fitted kitchen
- Two well-proportioned double bedrooms
- Bathroom with shower over bath
- Excellent built-in storage
- Residents' parking
- Ideal for first-time buyers and investors

Council Tax: D , Energy Rating: B

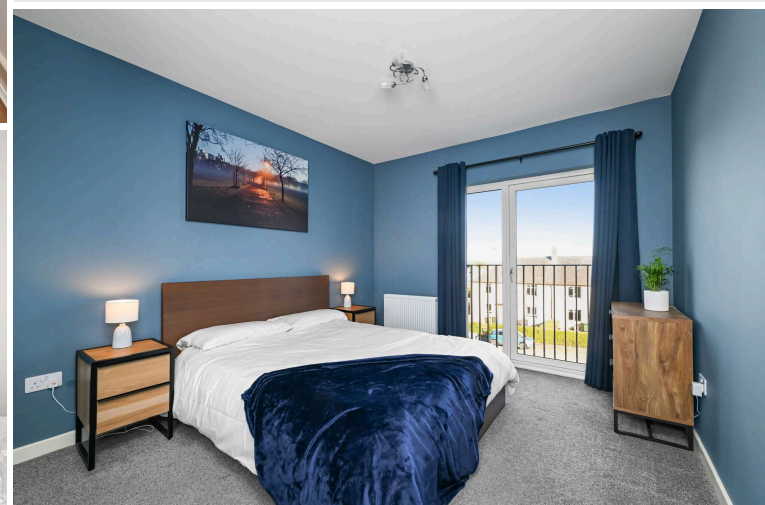
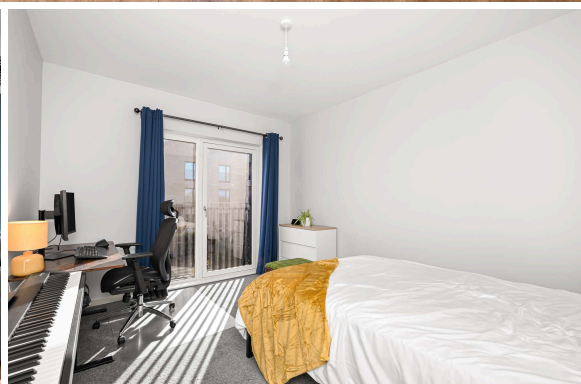
Factor payable to Ross and Liddell, approx. £90 per month

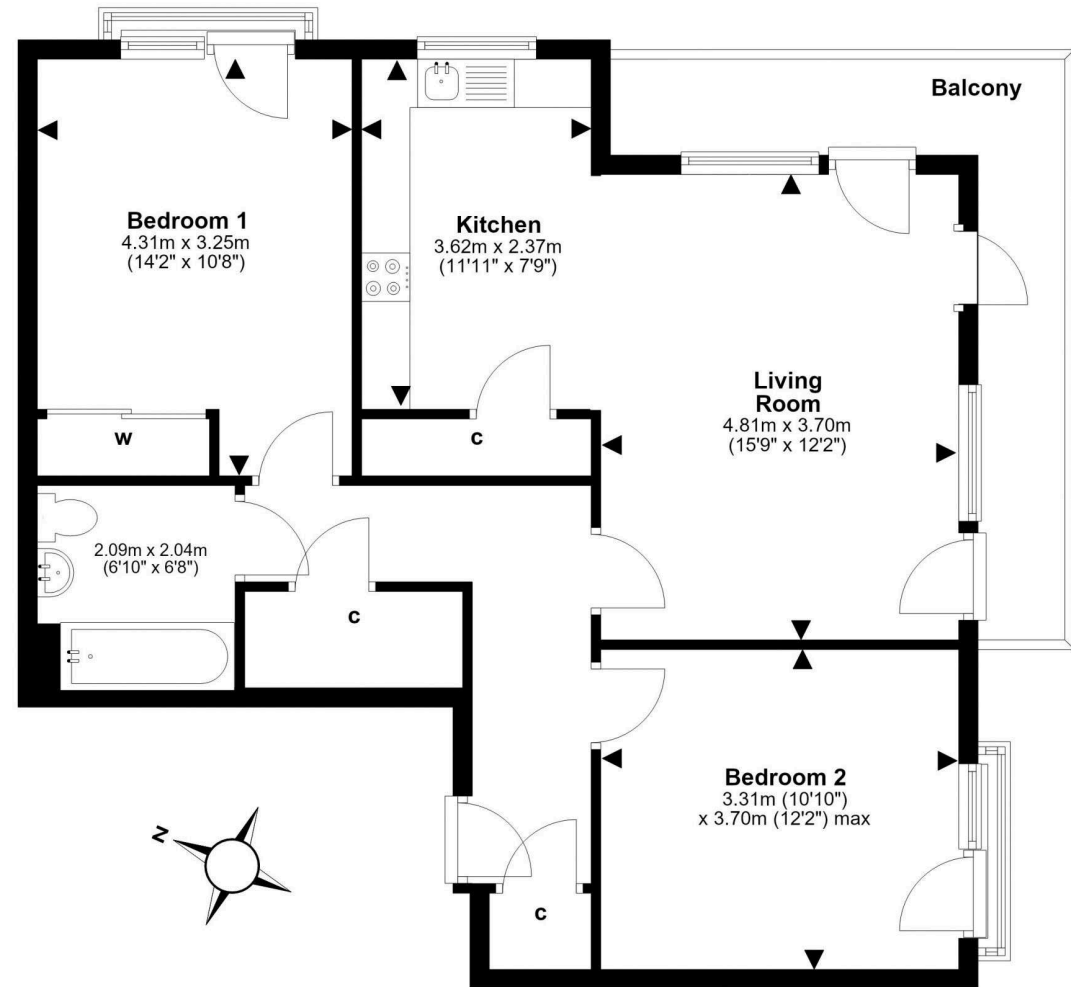
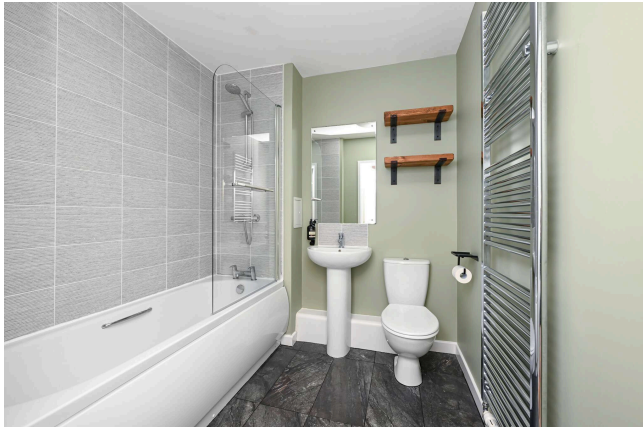
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures, fittings, blinds, curtains, and all integrated appliances 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. An efficient bus service operates to other parts of the city and 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.