



57 Sighthill View, Edinburgh, EH11 4PU

Beautifully presented and thoughtfully finished, this two-bedroom main door lower villa offers a welcoming home with private front and rear gardens and a driveway providing parking for two cars. Stylish interiors, a contemporary shower room and a well-equipped kitchen combine with easy-to-maintain outdoor space to create an appealing home, ready to move into.

The property benefits from gas central heating with a Hive controller and full double glazing, with modern uPVC windows and external doors fitted in 2018.

The accommodation comprises:

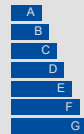
- The entrance hall sets the tone with oak style LVT flooring and a deep storage cupboard.
- Overlooking the front garden, the sitting room is a comfortable space to relax, with a large window, fitted carpet and a traditional shelved press.
- The kitchen is fitted with a range of wall and base units, complemented by marble-effect laminate worktops and ceramic floor tiles. Integrated appliances include a gas hob with extractor, double oven and microwave, alongside a stainless-steel sink with drainer.
- There are two well-proportioned double bedrooms. The front-facing bedroom has fitted carpet and a shelved press, while the rear bedroom benefits from fitted wardrobes and an outlook over the rear garden.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK



EPC RATING
C



LOOKING FOR MORE INFORMATION ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



- The stylish shower room features a large enclosure with wall panelling, a mains-pressure rainfall shower and concealed thermostatic controls. A wall-hung vanity basin, WC and heated towel rail complete the room, with underfloor heating beneath the ceramic floor tiles adding a comfortable finishing touch.

Outside and Gardens

The private rear garden is designed for ease of upkeep, with an artificial lawn and a paved patio providing space for outdoor seating and dining. A large garden shed with power and lighting offers useful additional storage and is included in the sale. To the front, an artificial lawn sits alongside the driveway, which provides off-street parking for two cars

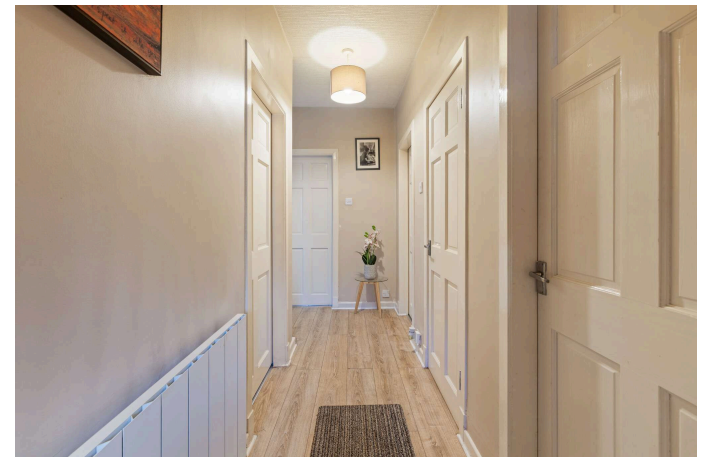
Location

Sighthill is situated approximately four miles west of Edinburgh City Centre, offering a range of nearby amenities. Shopping facilities include Hermiston Gait Retail Park, the Gyle Shopping Centre, Westside Plaza and Sainsbury's at Longstone. Heriot-Watt University, Edinburgh Napier University and Edinburgh College are all easily accessible, alongside local schooling and leisure facilities. The nearby Union Canal provides pleasant walking and cycling routes. Regular bus services connect to the City Centre, while the City Bypass and motorway network are within easy reach.

Extras

All blinds, floor coverings, integrated kitchen appliances and the garden shed are included in the sale.

Council tax band - C









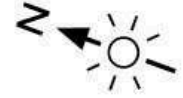
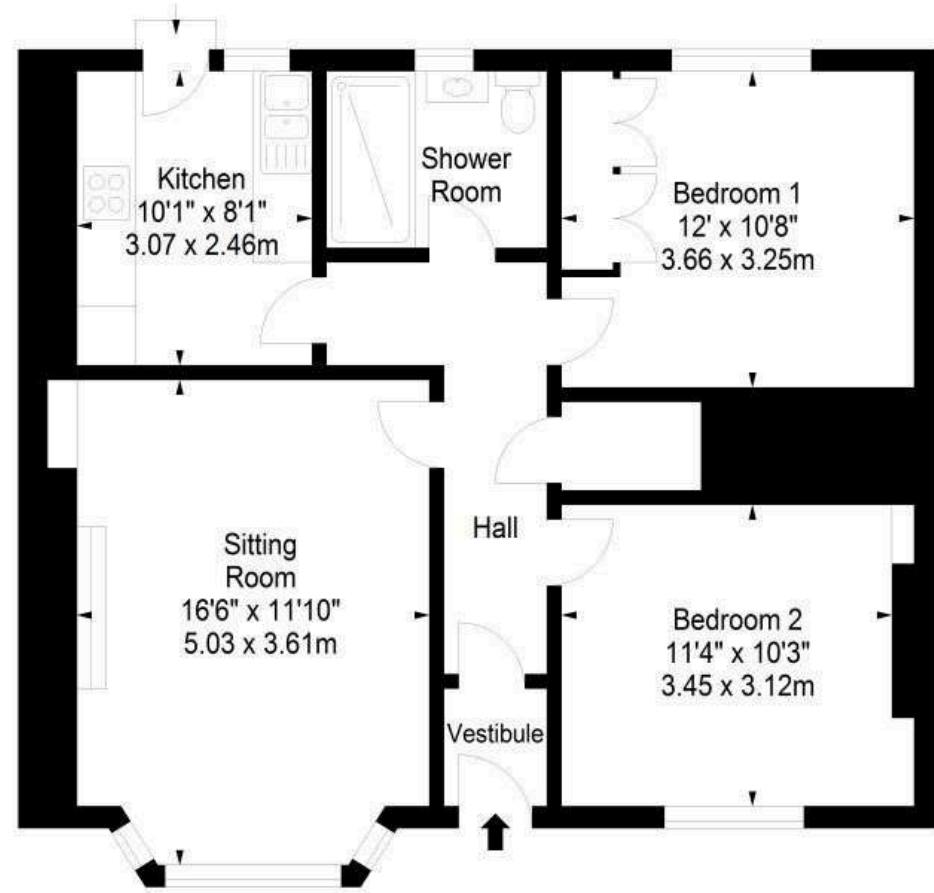
Sighthill View, EH11 4PU

Approx. Gross Internal Area

702 Sq Ft - 65.22 Sq M

For identification only. Not to scale.

© SquareFoot 2020



Ground Floor

DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com

espc

zoopla

rightmove