

RALPH SAYER
SOLICITORS & ESTATE AGENTS

14 Sighthill Road

Sighthill, Edinburgh, EH11 4PD

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With its own driveway, two gardens and main-door access, this Sighthill ground-floor flat offers a welcome sense of independence in a well-connected Edinburgh location. The single-level layout and generous room sizes make it an appealing choice for first-time buyers, couples, downsizers or investors, with everyday amenities and transport connections close by. A vestibule leads into a central hall with handy storage, opening onto a light-filled reception room with a bay window and fireplace. The fitted kitchen provides plentiful cupboard space, while two double bedrooms offer scope for guests, working from home or creative pursuits. One bedroom enjoys direct access to the rear garden, adding an extra dimension to the layout. A bathroom completes the flat. The front and rear gardens provide space to unwind and entertain, while the driveway offers convenient parking.
Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Ground-floor two-bedroom flat in Sighthill
- Private main entrance
- Practical single-level accommodation, with all principal living space arranged on one floor
- Entrance vestibule and hall with storage
- Sunny and spacious living/dining room with fireplace
- Kitchen with fitted units
- Generous main bedroom with French doors to the garden
- Versatile second double bedroom with a sunny aspect
- Family bathroom with overhead shower
- Private drive parking









Attractive two-bedroom ground-floor flat with private gardens and parking

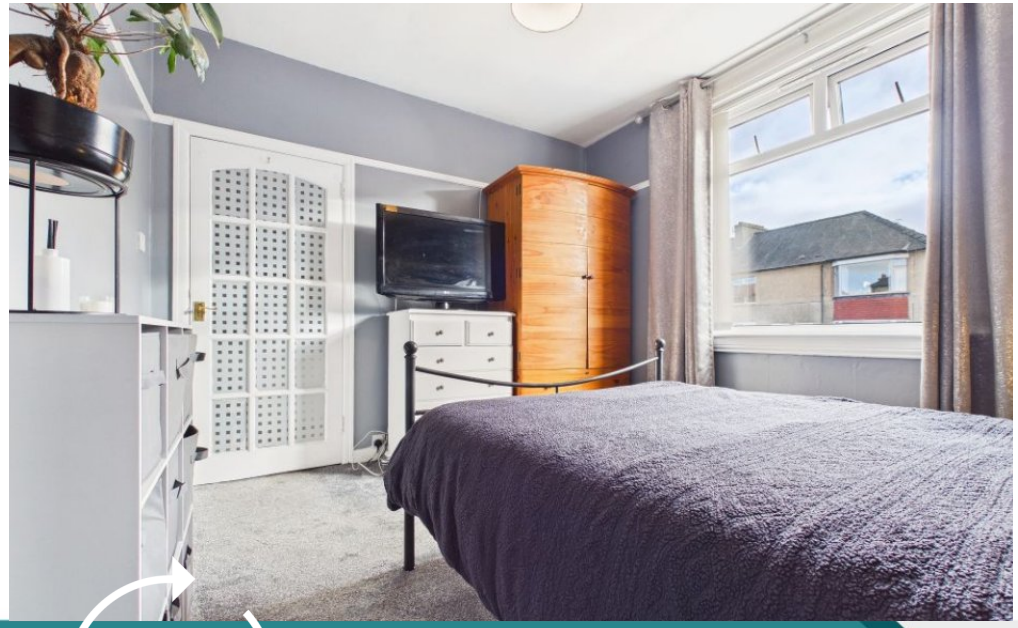














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Sighthill

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.

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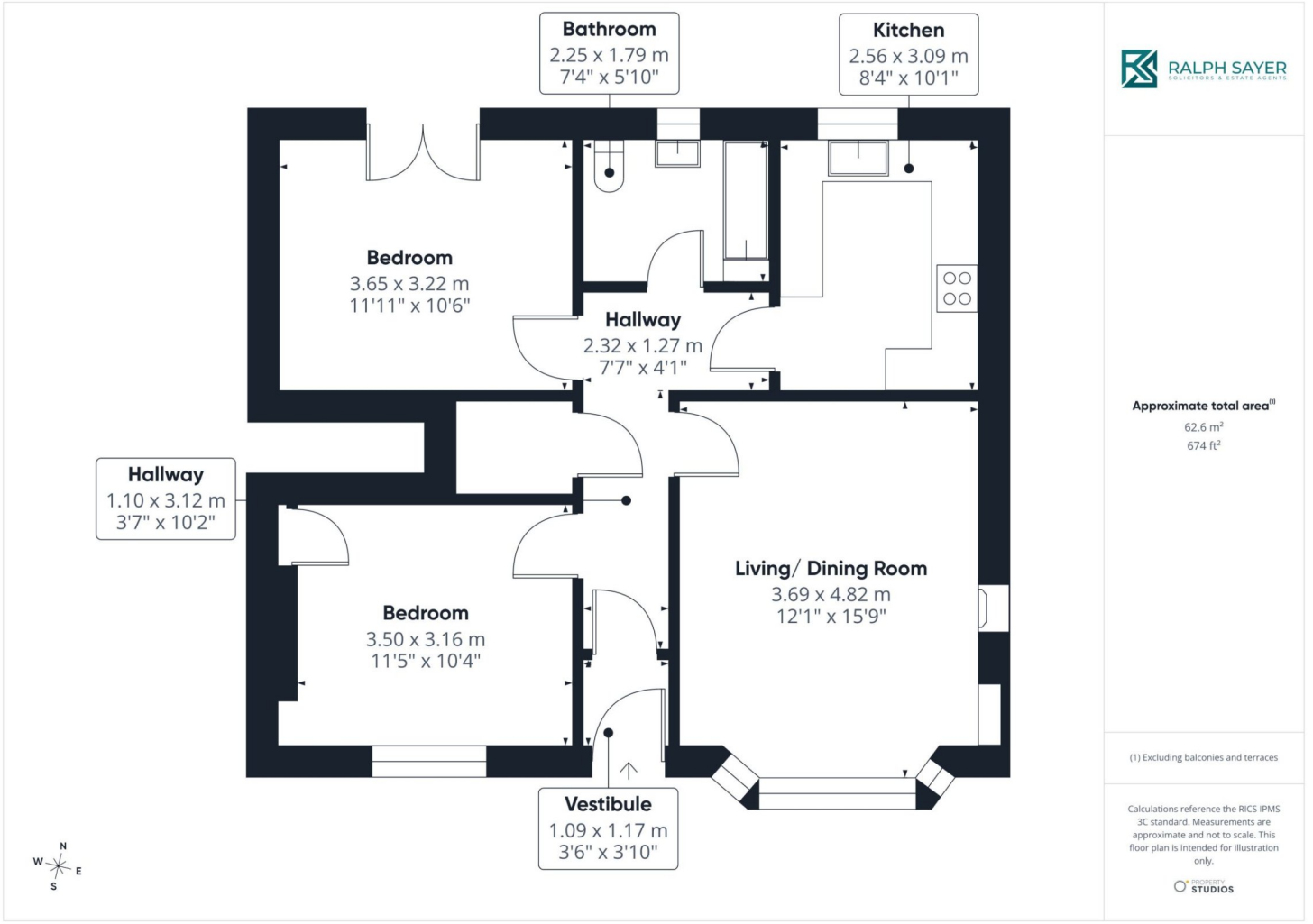
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Floorplan



Council Tax Band:	EPC Band:	Home Report Value:
C	D	£185,000