NEILSONS

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Offers Over

£210,000

33 Sighthill Drive

Sighthill | Edinburgh | EH11 4QW

This impressive main door double upper flat benefits from attractive private side and rear gardens and is conveniently positioned within the popular Sighthill district, close to local amenities and schooling with excellent transport links on hand linking the city centre, city bypass and the main Scottish motorway network system.

- 4 Bedrooms
- 1 Public room
- 1 Shower room & separate shower cubicle
- Private Gardens
- On-street Parking
- EPC Rating – C
- Council Tax Band - C



Description





This lovely home is offered to the market in move-in condition, with recent upgrades including a new combi boiler, fuse board, internal insulation to parts of the upstairs accommodation together with an overhaul of the rear garden. This is a delightful home undoubtedly appealing to the professionals, investors or families alike, seeking a sizeable home in a popular location and merits internal viewing to be fully appreciated. The flexible accommodation comprises; entrance and stairs leading to the first floor landing with window to side providing good natural light with additional staircase leading to the top floor. There is a light-filled, front-facing reception room with feature wall, with low level shelving and shelved press with central fireplace incorporating the electric fire. The stylish kitchen is located off the reception room with aspect to the rear and is fitted with a range of sleek wall and base units, complementary worktops incorporating the built-in 5-ring gas hob, electric oven and hood together with the integrated fridge freezer. There is a sizeable, well presented principal bedroom to the front, offering a great space with ample room for free-standing furniture and in addition, this room features a shower cubicle with Rainfall shower and extractor fan. Bedroom 4 is also located on the 1st floor, L-shaped with handy built-in storage. The stylish shower room is fitted out with a three piece suite with splashback wet wall paneling, WC with built-in cistern, wall hung wash hand basin set within vanity unit and shower unit with luxury Rainfall shower. The top floor landing offers access to eaves storage together with the two further bedrooms, one currently utilised as a home office/study by the presented owner with the larger of the two enjoying good natural light by way of the two Velux windows and offers further eaves storage space. In addition, the property further benefits from gas central heating with upgraded combi boiler and double glazing.

Extras

The fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in hob/oven/hood and integrated fridge freezer.

Externally

There is a private section of garden ground located to the side and located to the rear is a sizeable, landscaped enclosed garden, with chip stone and paved patios with a sizeable area of artificial lawn. For the car owner, ample on-street parking is available.

Viewing

By appointment through Neilsons on 0131 625 2222.









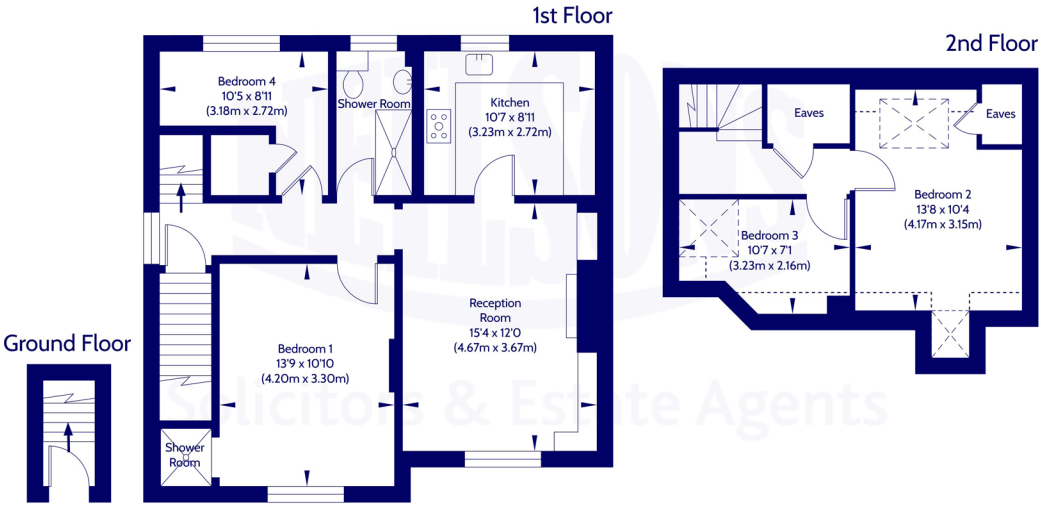
Location

Sighthill is a mature and popular area of Edinburgh close to both Edinburgh College and the Sighthill Campus of Napier University. A good variety of shops serves the local community with more extensive retail opportunities available at the Gyle and Hermiston Gait retail parks. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. Edinburgh City Bypass and the M8, M9 and M90 motorway networks are also within easy reach. The area is also convenient for those connected with the Edinburgh Business Park and the Royal Bank Headquarters at Gogar.





Approx. Gross Internal Floor Area 90 Sq M /966 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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