NEILSONS

Solicitors & Estate Agents



Offers Over

£175,000

25 Sighthill Park

Sighthill | Edinburgh | EH11 4PW

A smartly presented two-bedroom lower villa, ideally positioned within the popular Sighthill area. Conveniently located close to an excellent range of local amenities and transport links, the property offers well-proportioned accommodation, private gardens and the added benefit of a private driveway. An appealing opportunity for first-time buyers, couples and those looking to downsize.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Private gardens
- Driveway
- EPC Band - C
- Council Tax Band - C



Description

The welcoming entrance hallway benefits from useful built-in storage. The bright and airy front-facing lounge/diner enjoys twin windows, while a handy press cupboard provides additional storage. The stylish kitchen is fitted with a range of units and integrated appliances, with partially tiled splashback areas providing a practical finish. There are two comfortably proportioned double bedrooms, both enjoying quiet rear-facing aspects. Completing the accommodation is a smart, contemporary shower room, fitted with a walk-in shower and heated towel rail.

Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.





Gardens & Parking

Externally, the property enjoys private gardens to both the front and rear. The front garden is laid to lawn and incorporates a private driveway, while the enclosed rear garden features a generous lawn, offering a great space for outdoor relaxation.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, hood, and fridge-freezer, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.







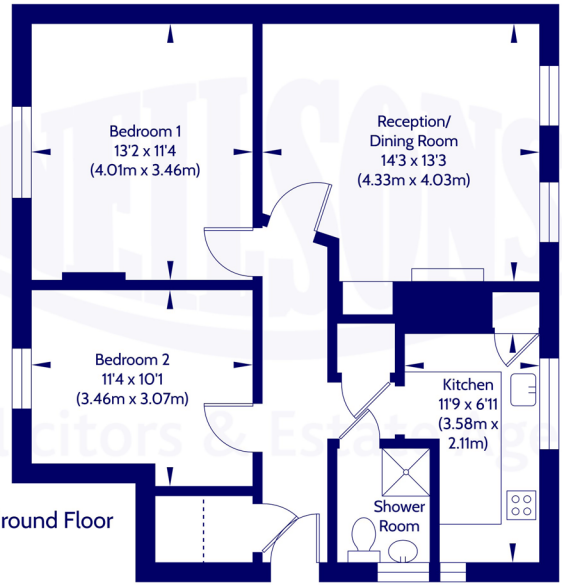


Location

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 64 Sq M / 686 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.

NEILSONS

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