

19 Sighthill Gardens, Edinburgh, EH11 4NW

2 1 1 63m²

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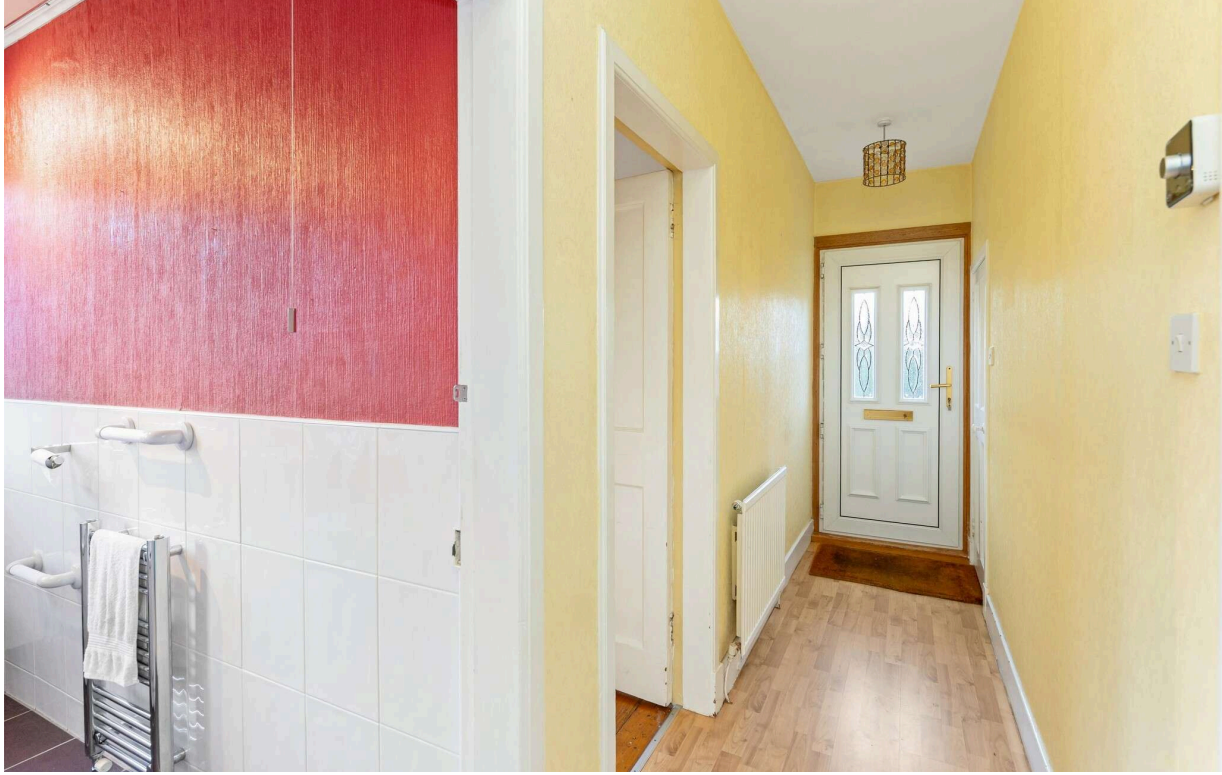
Spacious Ground Floor Flat set in popular residential neighbourhood.

- Lower villa, main door apartment.
- Spacious and bright lounge.
- Kitchen with wall and base units.
- Two generous double bedrooms.
- Bathroom with three-piece white suite.
- Private gardens to front and rear.

Description

We are delighted to offer to the market this two bedroomed, lower villa set in a popular residential area of West Edinburgh. The accommodation is spacious and bright with lots of natural light and is sure to prove popular with first time buyers or investors. The property comprises: Entrance vestibule, hallway with storage cupboard, lounge with front facing twin windows, kitchen with a range of base and wall units, two double bedrooms and a family bathroom with three-piece white suite, including bath with overhead shower. The property benefits from gas central heating and double glazing. Gardens to both front and rear of property. On-street parking is available.











Location

Sighthill is situated in the West of Edinburgh and is a popular residential location hosting a variety of local shops for day to day requirements. Further amenities can be found in the nearby Gyle Shopping Centre and Hermiston Gait. The property is within walking distance of the local school with Napier and Herriot Watt Universities close by. The area also boasts many leisure and recreational facilities. There are good transport links to the city centre and surrounding areas and the City Bypass is within quick and easy reach and links to the main motorways M8/M9.

Garden/Garage

Private gardens to the front and rear of the apartment. On street parking is available.



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Note

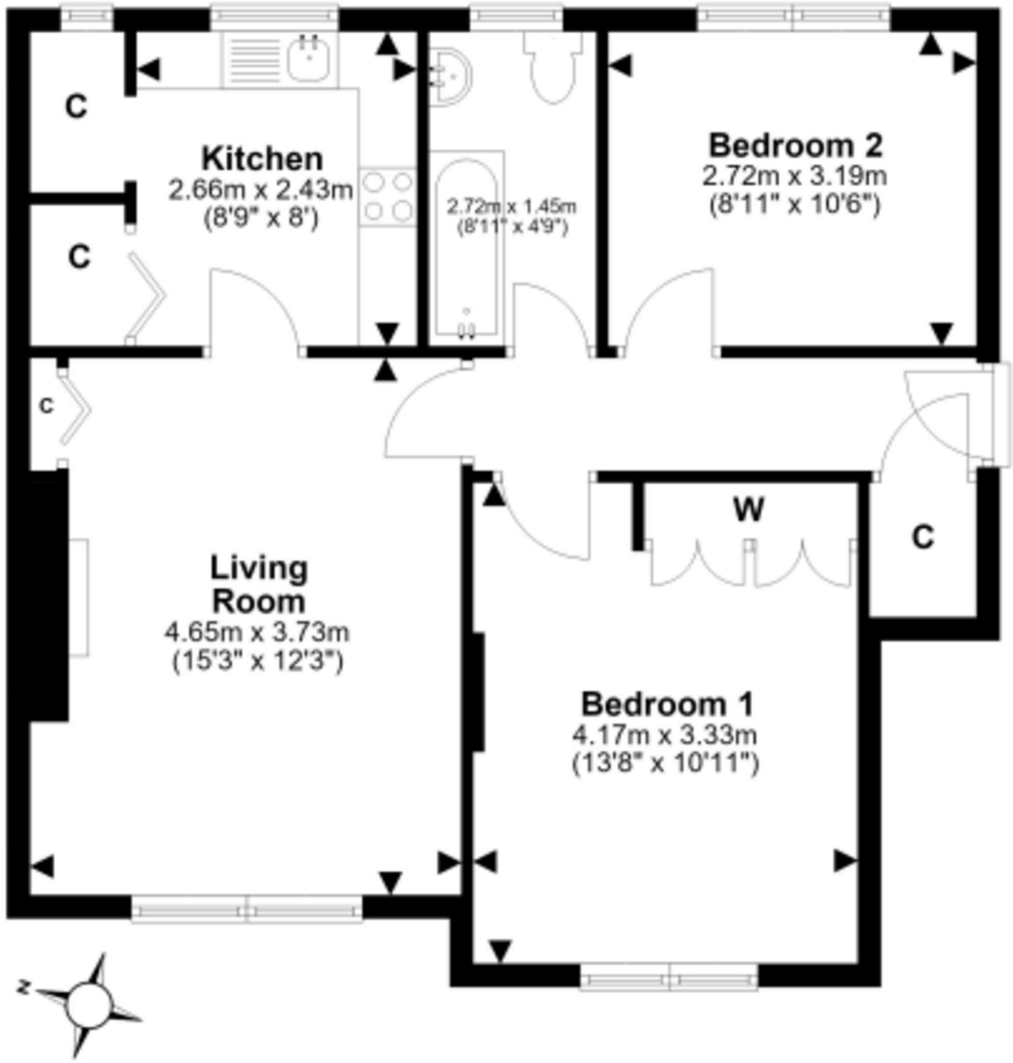
The property is sold as seen and no warranties will be provided. As of February 2022, the law in respect of Smoke/Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

Price and Viewing

For price and viewing information or further details on this property please contact agents on 0131 220 7122

EPC - D
Council Tax Band - C
HR Value - £165,000

espc CHARTERED FIRM



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.

Speak to one of our experts today

tcyoung.co.uk

2 Castle Terrace, Edinburgh, EH1 2DP Tel: 0131 220 7122

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken at the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.