



1 Sighthill Neuk

Sighthill, Edinburgh, EH11 4NZ

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Occupying a large corner plot, this south-facing semi-detached house is a beautiful three-bedroom residence, which offers spacious accommodation, as well as generous private parking and landscaped gardens. The property is attractively presented, and is finished to modern standards throughout. It also has a convenient setting in popular Sighthill, near amenities, transport links, and schools.

Stepping into the home, you are greeted by a bright hall with built-in storage. It offers an inviting first impression and flows right into the living/dining room. This reception space sees lots of natural light from a south-facing picture window; plus, it is further enhanced by elegant décor and a wood-textured floor. A wall-mounted fireplace, highlighted by accent wallpaper, adds the finishing touch. Sat adjacent, the kitchen has a modern arrangement, fitted with white cabinets and wood-toned worktops. It is a stylish look, which offers excellent storage and workspace. Attractive splashback tiles complement the aesthetic, along with an integrated gas hob, oven/grill, and dishwasher. A freestanding washer/dryer is also included. Completing the ground floor is a white-tiled shower room, equipped with a towel radiator and a three-piece suite. On the first floor, a naturally-lit landing leads to the three double bedrooms, which are bright and airy. Enhanced by modern styling and wood-toned floors, each room has a calming aesthetic that is easy to style.



Features

- Semi-detached house with large corner plot
- Convenient location in popular Sighthill
- Near amenities, schools and transport links
- Attractive modern interiors throughout
- Bright entrance hall with built-in storage
- Living/dining room with south-facing aspect
- Modern kitchen with rear garden access
- Three double bedrooms with storage
- White-tiled three-piece shower room
- Large, fully-enclosed front and rear gardens
- Monoblock driveway and a double garage
- Gas central heating and double glazing
- EPC Rating - D





“Living/dining room with south-facing aspect and a modern kitchen with rear garden access”







The principal bedroom has the largest proportions and a fitted mirrored wardrobe, whilst the second bedroom has a built-in mirrored wardrobe and the third bedroom (with storage) offers creative potential, being currently used as an office/bedroom. The property has gas central heating and double glazing for year-round comfort.

Thanks to its generous corner plot, the home is also flanked by large, fully-enclosed gardens to the front and rear – perfect for families. Both outdoor spaces capture lots of daily sun and both are carefully landscaped too. In addition to a neat lawn, the rear garden also features a patio and timber deck for alfresco dining. Private parking for multiple cars is also provided via a monoblock driveway and a detached double garage.

Extras: all fitted floor and window coverings, select light fittings, integrated appliances, and a freestanding washer/dryer to be included in the sale.

Sighthill, Edinburgh

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.

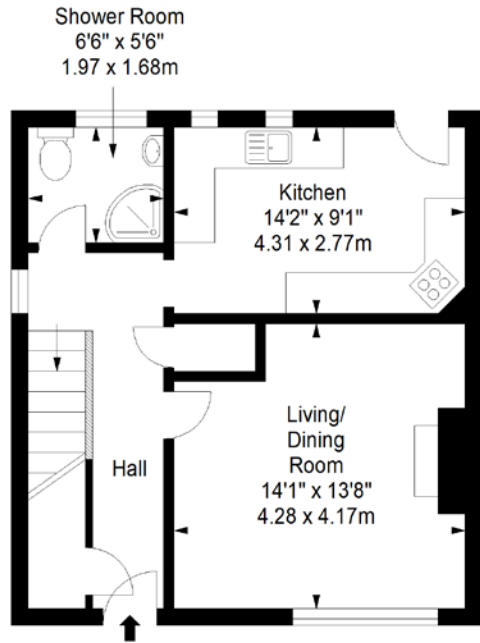




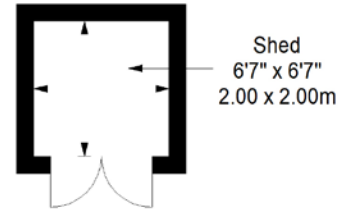
Floorplan



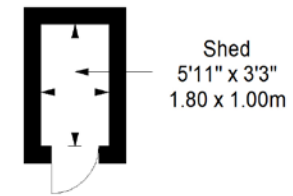
Ground Floor
Approx. 45.8 sq. metres (493.0 sq. feet)



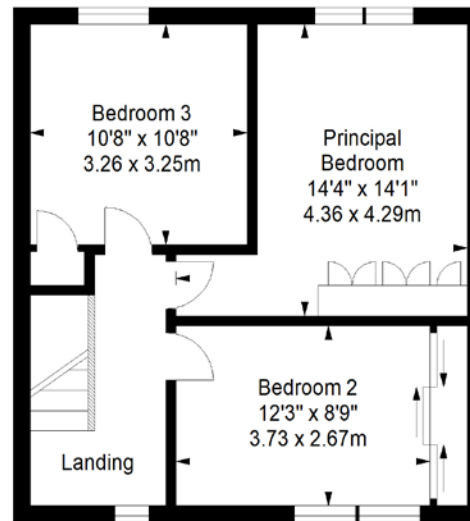
Shed
Approx. 4.0 sq. metres (43.0 sq. feet)



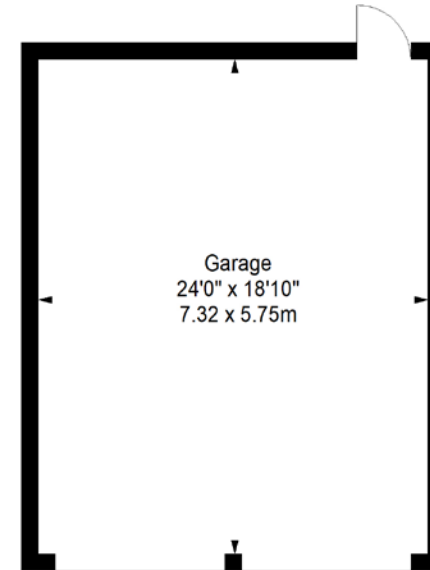
Shed
Approx. 1.8 sq. metres (19.4 sq. feet)



First Floor
Approx. 45.8 sq. metres (493.0 sq. feet)



Garage
Approx. 42.1 sq. metres (453.2 sq. feet)



Total area: approx. 139.5 sq. metres (1501.6 sq. feet)

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