



118 Parkhead Avenue

Sighthill, Edinburgh, EH11 4RN

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This two-bedroom lower villa is quietly situated just over five miles from the city centre, conveniently close to motorway and rail links, making it an appealing location for professionals, investors, and those with young families. Its understated interiors offer opportunities for easy personalisation of the home. The property is complemented by low-maintenance gardens to the front and rear, plus on-street parking is unrestricted.

A practical entrance vestibule flows into a hall with handsome wood-toned flooring and deep storage. Leading off the hall is a comfortably carpeted reception room, with a south-facing window bathing the space in sunny natural light throughout the day. This inviting area for relaxation and dining is offset by elegant accent décor and centred around a living-flame fire. There is also handy direct access to the kitchen, which in turn opens onto the rear garden. The bright, classically-styled kitchen boasts tasteful wood-toned cabinetry, accommodating an integrated electric oven and hob, a tall fridge freezer, and an under-counter washing machine.



Features

- Well-connected suburban address
- Appealing lower villa
- Vestibule and hall with storage
- South-facing living/dining room, with access to:
- Tasteful modern kitchen with garden access
- Two double bedrooms with good storage
- Bright wet room
- South-facing front garden and enclosed rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D





“South-facing living/dining room, a tasteful modern kitchen with garden access and two double bedrooms”







Also found within the home are two equally-sized double bedrooms, both fitted with wall-to-wall mirrored wardrobes. There is also a bright wet room with a WC, a basin, and a walk-in shower enclosure, framed by stylish marble-patterned aqua-panelling. The property is heated via efficient gas central heating and fully double-glazed.

Externally, there is an attractively landscaped front garden that is favourably south-facing and, to the rear, a two-tier paved garden that is securely enclosed and houses a shed. On-street parking in the immediate vicinity is unrestricted.

Extras: All fitted floor and window coverings, light fittings, and freestanding/integrated kitchen appliances are included in the sale.

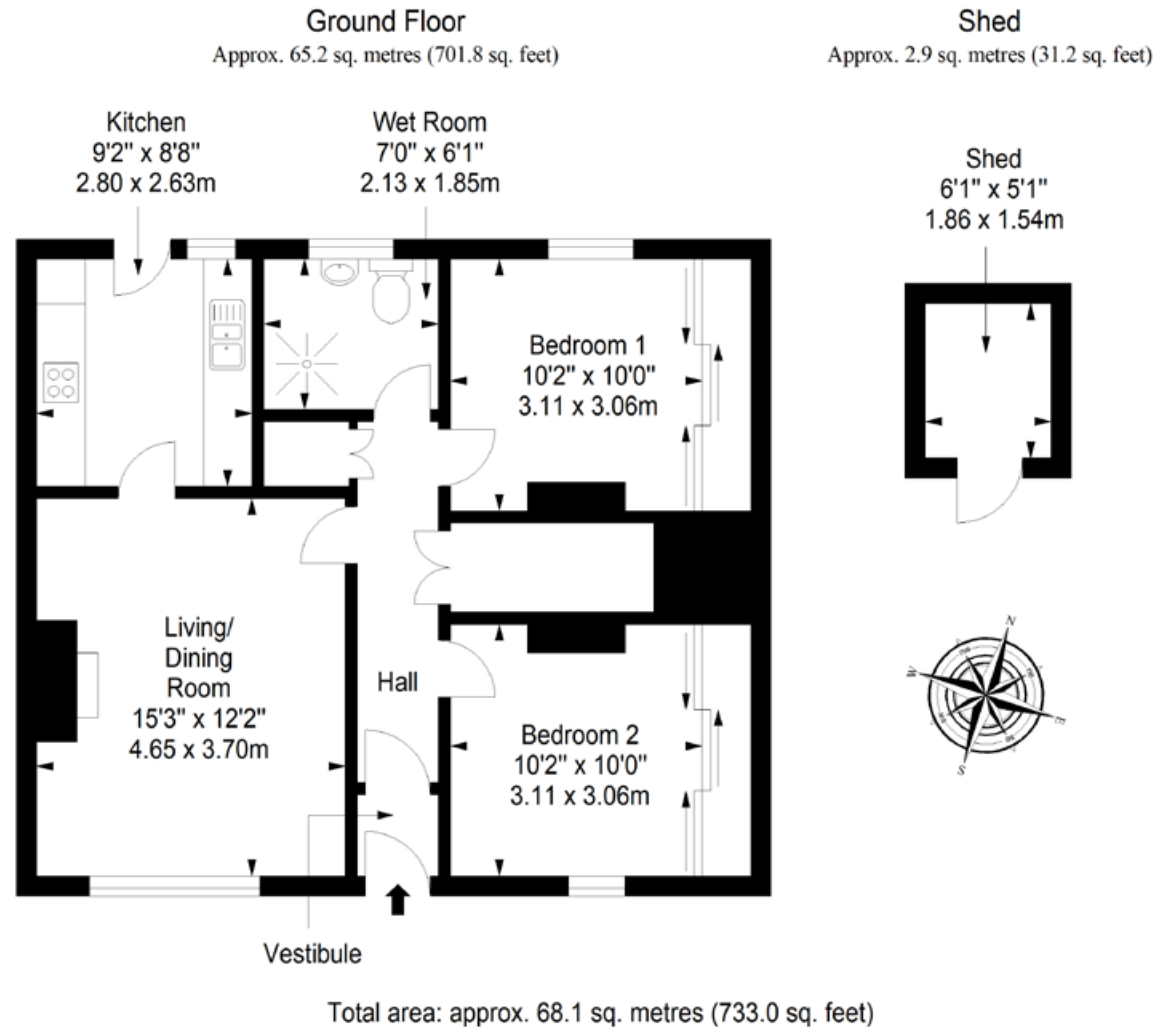
Sighthill, Edinburgh

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



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