

101 Sighthill Drive

SIGHTHILL, EDINBURGH, EH11 4QF



*EXCELLENT THREE BEDROOM DOUBLE-UPPER,
MAKING FOR AN IDEAL FAMILY HOME*



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An excellent opportunity has arisen to acquire this highly desirable three bedroom double-upper, making for an ideal family home, while being well located within the popular area of Sighthill. Early viewing of this property is recommended. This accommodation is in superb decorative order, while briefly consisting of:

Ground Floor; main door private entrance with stairs leading to the main landing.





First Floor; bright and spacious lounge/diner with a gas fireplace, fully-fitted fully-tiled kitchen with an integrated 4-gas hob and oven, fully-tiled 3-piece bathroom with over-bath shower with a double shower head and an illuminated mirrored cabinet, double bedroom with a storage cupboard and another large double bedroom with fitted wardrobes and overhead storage.



The Kitchen



Bedrooms & Bathroom





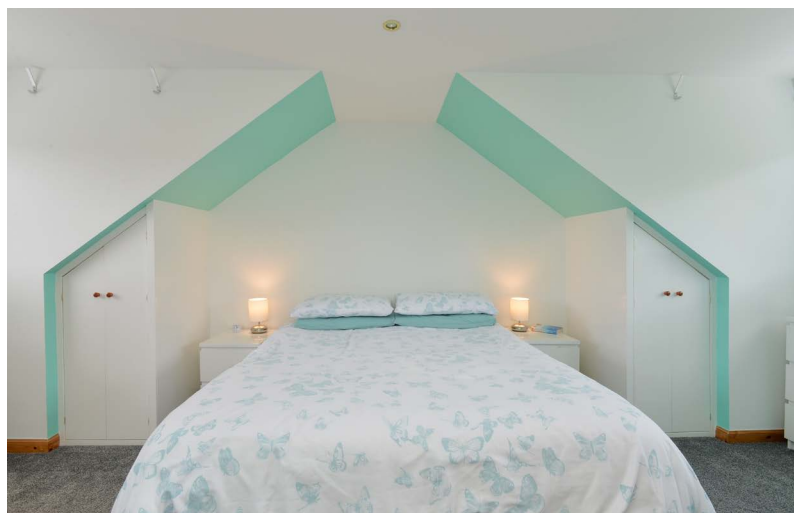
Split Landing; linen cupboard, two further storage cupboards and a Velux window.

Second Floor; master bedroom with ample wardrobe and cupboard space for storage and a fully-tiled three-piece en suite with a chrome heated towel rail, storage cupboard and a Velux window.





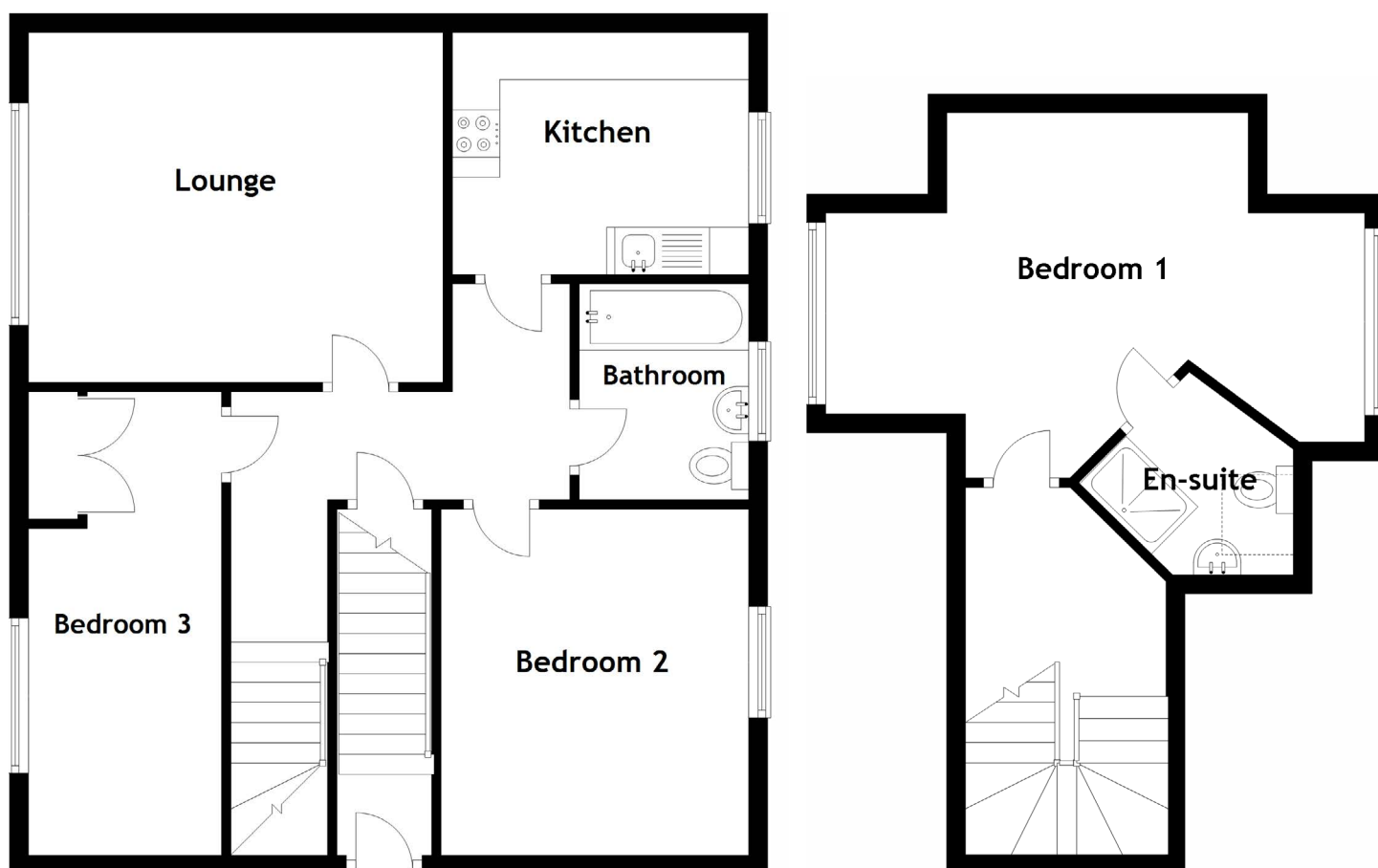
Bedroom 1



The property also benefits from; gas central heating, full double glazing, a single driveway for secure off-street parking and a large private garden to the rear with an outdoor tap and two storage sheds.

The Garden





Approximate Dimensions

(Taken from the widest point)

Lounge	4.38m (14'4") x 3.70m (12'2")	Bathroom	2.28m (7'6") x 1.79m (5'10")
Kitchen	3.13m (10'3") x 2.56m (8'5")		
Bedroom 1	5.70m (18'8") x 3.86m (12'8")	Gross internal floor area (m ²): 90m ²	
En-suite	1.65m (5'5") x 1.31m (4'4")	EPC Rating: E	
Bedroom 2	3.70m (12'2") x 3.25m (10'8")		





Sighthill is a popular residential neighbourhood situated just West of the City Centre and boasts an extensive collection of local amenities on its doorstep.

Hermiston Gait and the Gyle Shopping Centre with their wide selection of highly regarded high street brands along with a Tesco, Morrison's and Marks and Spencer supermarket are nearby along with first-rate leisure facilities including a multiscreen cinema, swimming pool, golf courses and The Union Canal walkway. The area is well served by frequent and speedy bus and tram services to the City Centre and throughout Edinburgh whilst the motorway network, city bypass, Queensferry crossing and airport are all within easy reach. Sighthill is well positioned for access to Edinburgh Business Park, Gogarburn and Heriot Watt University campus with respected local nurseries, primary and secondary schools close by.

The Location

