

82 Sighthill Loan

SIGHTHILL, EDINBURGH, EH11 4NS



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**

This superb three-bedroom ground-floor main-door flat is presented in immaculate condition



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McEwan Fraser is delighted to present this superb three-bedroom ground-floor main-door flat to the market. Offered to the market chain-free the property is presented in immaculate condition and benefits from gas central heating, double glazing, a driveway, and a private garden.

THE LIVING ROOM



Internal accommodation is focused on a generous bay-fronted living room that is neutrally decorated and enjoys plenty of space for a variety of different furniture arrangements. This will the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



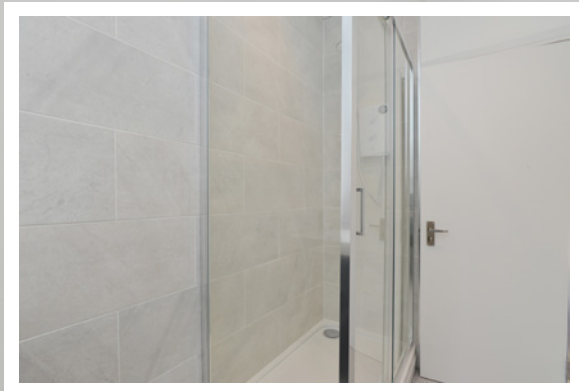
The contemporary kitchen has a full range of base and wall-mounted units with contrasting work surfaces which are set against a tiled splash-back. Hob and oven are integrated.





There are three double bedrooms which can all accommodate plenty of supporting furniture. The accommodation is completed by the shower room which is partially tiled and finished with a white suite and double shower.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

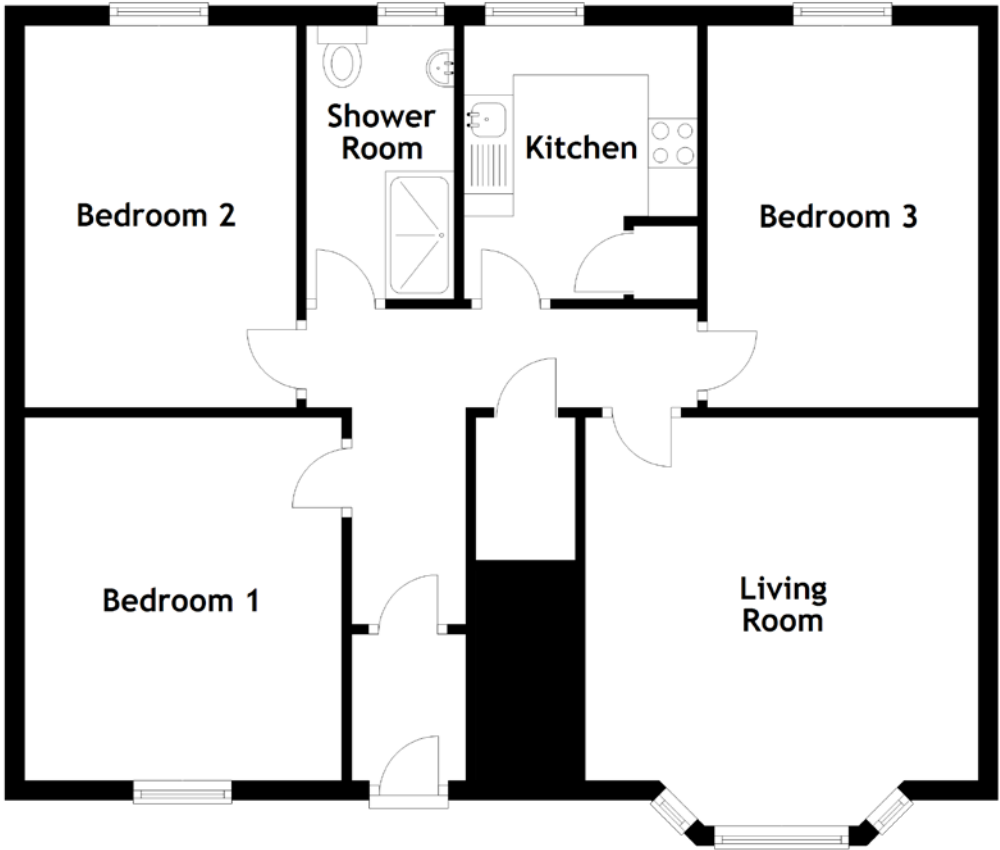


Externally there is a private front garden with gates opening to a driveway. The rear garden is largely laid to lawn. This property is an ideal first-time buy or sound buy-to-let investment and internal viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Living Room
Kitchen
Shower Room
Bedroom 1

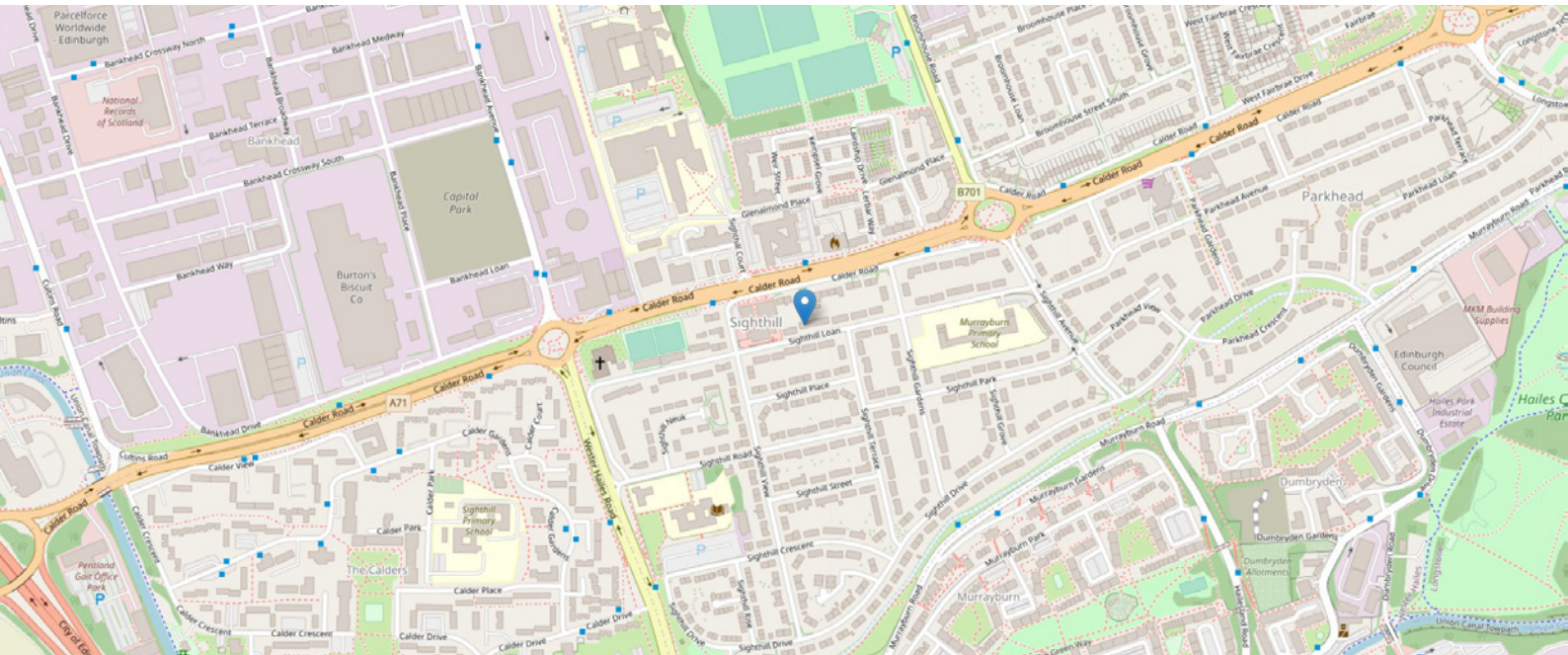
4.14m (13'7") x 3.99m (13'1")
2.77m (9'1") x 2.37m (7'9")
2.77m (9'1") x 1.50m (4'11")
3.68m (12'1") x 3.22m (10'7")

Bedroom 2
Bedroom 3

3.88m (12'9") x 2.76m (9'1")
3.87m (12'8") x 2.75m (9')

Gross internal floor area (m²): 74m²
EPC Rating: C

Buyer's Premium Value: £2500.00



THE LOCATION

Sighthill is a popular residential neighbourhood situated to the 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.



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