

9 Sighthill Neuk

EDINBURGH, EH11 4NZ



ATTRACTIVE THREE-BEDROOM SEMI-DETACHED HOME IN
POPULAR SIGHTHILL, OFFERING SPACIOUS LIVING, A PRIVATE
DRIVEWAY, AND A SUN-FILLED WEST-FACING GARDEN



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McEwan Fraser is delighted to present this superb three-bedroom semi-detached house to the market. The property boasts a driveway and mature front garden, gas central heating, double glazing, and a large mature rear garden with a westerly aspect, perfect for sunny summer evenings. Internally, the property is well maintained and there is significant scope for a new buyer to make their mark on their new home.

The accommodation is focused on a generous dual-aspect living and dining room that boasts significant floor space for a range of different furniture arrangements. There is plenty of flexibility for an owner to create their ideal living space.





The kitchen is accessed from the living room and includes a good range of units arranged around free-standing appliances. There is plenty of prep and storage space for the most demanding home cook.



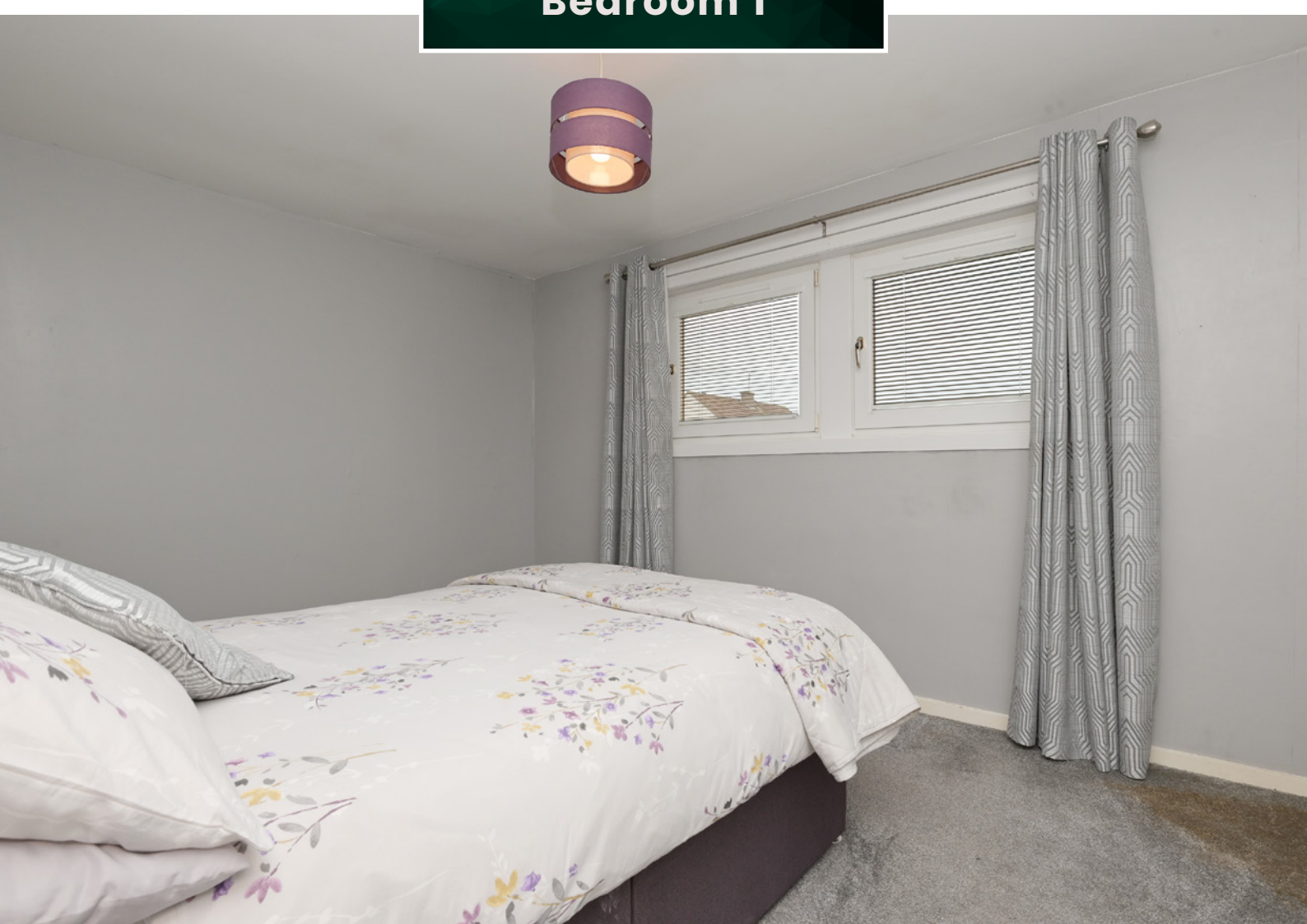


Upstairs, the first-floor landing gives access to all three bedrooms, the bathroom, and a large loft for additional storage space. All three bedrooms are practical doubles and all enjoy integrated storage. The bathroom has a three-piece suite.





Bedroom 1





Bedroom 2

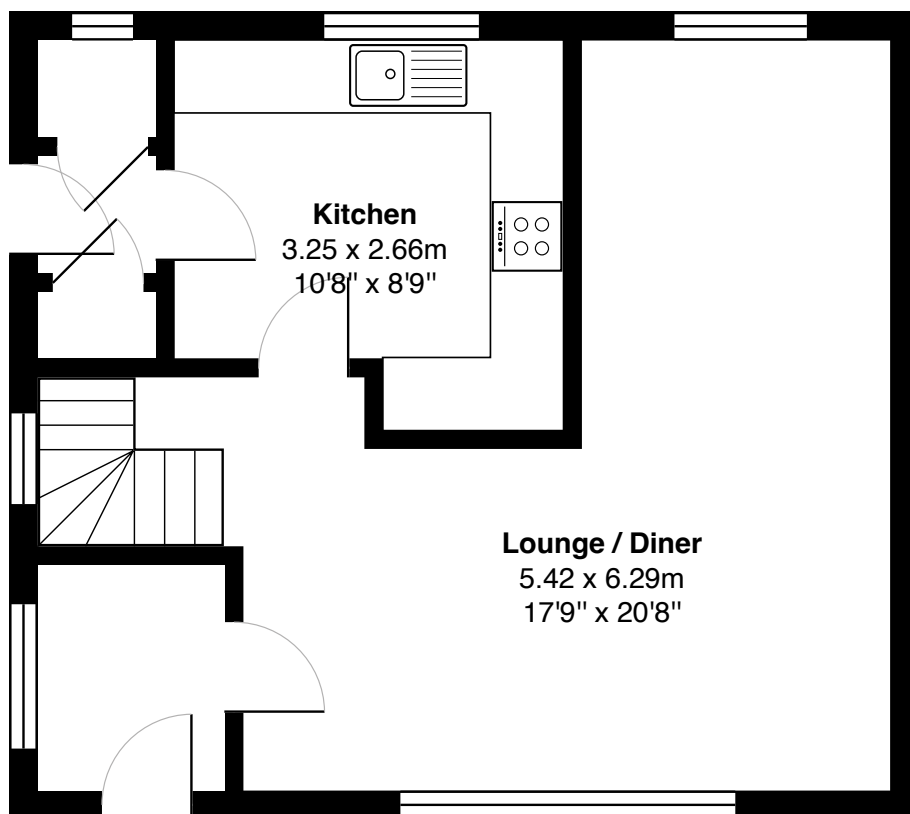
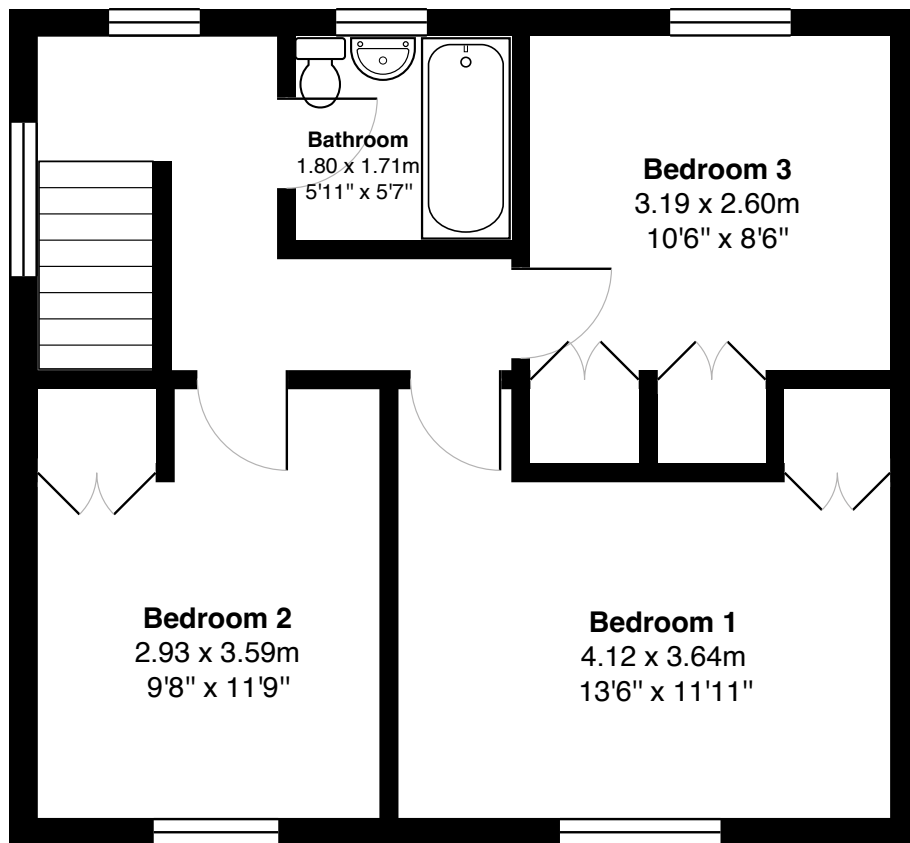




Bedroom 3







Gross internal floor area (m²): 90m²

EPC Rating: D

Externally, the property sits back from the street and behind a mature front garden with a driveway to one side. The driveway has modern gates. The large rear garden is west-facing, meaning the sun sets behind the house. The rear garden is largely laid to lawn and is bordered by established hedges and flower beds.

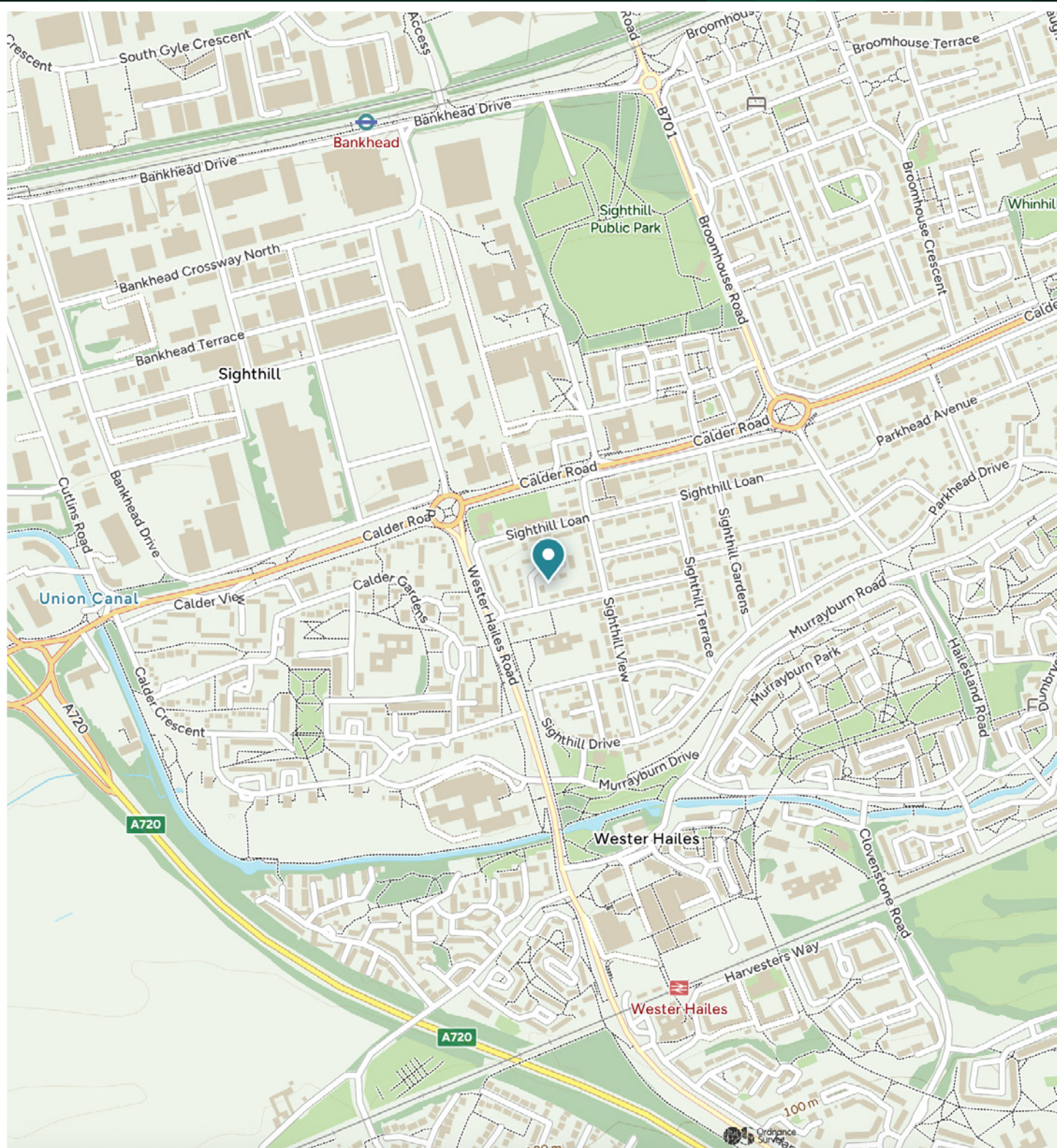
Early viewing is highly recommended.





Sighthill is a well-established residential area situated to the west of Edinburgh city centre, offering an excellent balance of convenience and connectivity. The area is exceptionally well served by public transport, with frequent bus services and nearby tram stops providing easy access to the city centre, Edinburgh Park, and Edinburgh Airport. The Edinburgh City Bypass, M8 motorway, and Hermiston Gait roundabout are all within a short drive, making Sighthill an ideal location for commuters. A wide selection of local amenities can be found nearby, including shops, supermarkets, cafes, and leisure facilities. Larger retail destinations such as The Gyle Shopping Centre and Hermiston Gait Retail Park are also close at hand, offering a variety of high-street brands, dining options, and services.

Sighthill is also home to Edinburgh College's Sighthill Campus and is conveniently located for Heriot-Watt University's Riccarton campus, making the area particularly appealing to students and academic professionals. For outdoor recreation, residents can enjoy the open green spaces of Saughton Park, Carrick Knowe Golf Course, and the scenic Union Canal walkway, perfect for walking, running, or cycling. With its excellent transport links, educational facilities, diverse amenities, and access to attractive green spaces, Sighthill offers a convenient and well-connected lifestyle on the edge of the capital.



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