

# 29 Sighthill Place

SIGHTHILL, EDINBURGH, EH11 4PF



*Bright upper villa benefiting from a driveway,  
attic potential, and a generous garden*



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McEwan Fraser Legal is delighted to present this well-proportioned upper villa, set within a popular residential area. Offering bright and spacious accommodation throughout, the property presents an excellent opportunity for modernisation, making it ideal for a wide range of buyers.

# THE LIVING ROOM



Entering through the front door, you are welcomed into a bright entrance hallway providing access to all main apartments. To the front of the property, a generously sized living room is filled with natural light from a large window, creating a comfortable space for relaxing and entertaining.

# THE KITCHEN/DINER



To the rear, the fitted kitchen offers ample storage and worktop space and flows seamlessly into a dining area, perfect for everyday family living.





There are two well-proportioned bedrooms enjoying pleasant outlooks, including views towards the surrounding hills, enhancing the bright and airy feel throughout. A contemporary shower room completes the internal accommodation, featuring modern fittings and finishes.

A standout feature of the home is the spacious attic room, accessed via a Ram, providing excellent additional living or storage space with further potential, subject to the relevant consents.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2

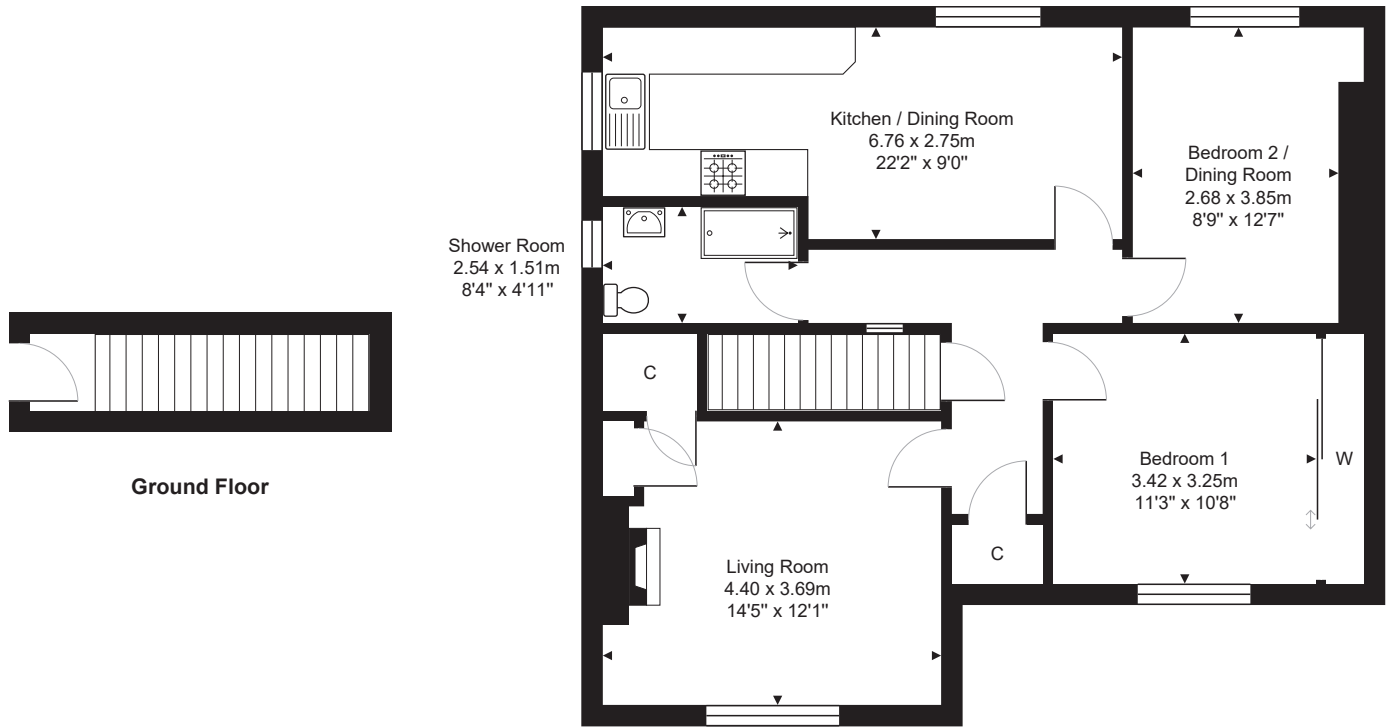


Externally, the property benefits from a private rear garden and a driveway. The rear garden is substantial, and well-maintained with a lawn, planting areas, and a garden shed, ideal for outdoor entertaining or family use. This is a fantastic opportunity to acquire a solid home with generous proportions and significant potential in a well-established neighbourhood. Early viewing is highly recommended.

# EXTERNALS & VIEWS



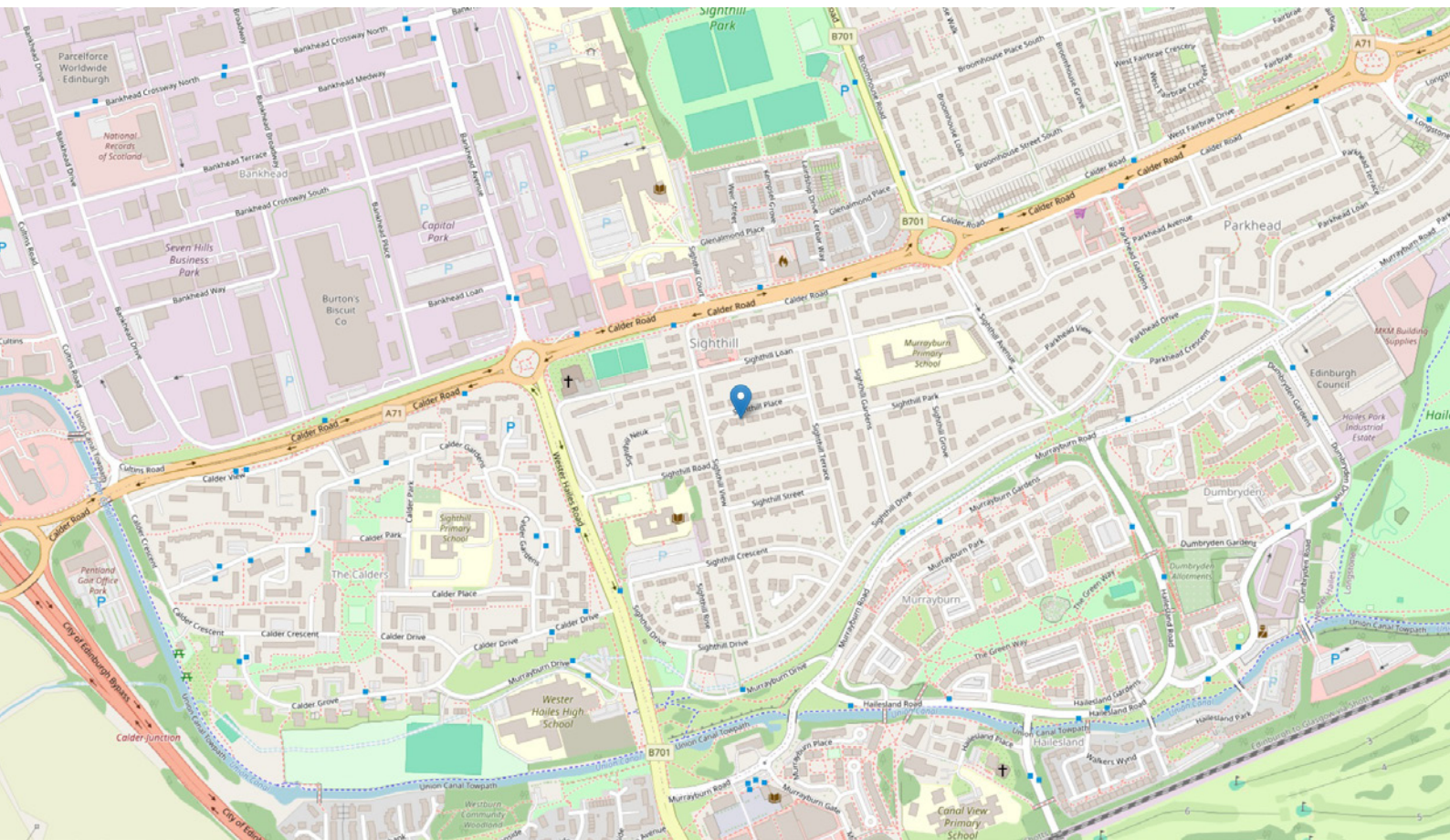
# FLOOR PLAN & DIMENSIONS



Ground Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup> | EPC Rating: D



# THE LOCATION

The property for sale is located in a western district of the city. The area is well served by an excellent range of local amenities, including shopping, transport, education and recreational facilities.





The Wester Hailes Shopping Centre, which is approximately a ten-minute walk from the property, offers an excellent range of shops and a supermarket to serve all your necessary requirements. The Wester Hailes Educational Centre, which again lies in close proximity to the property, offers an excellent range of recreational facilities such as a swimming pool, badminton and squash courts. Local schooling can be found within walking distance, both at primary and secondary levels, and regular bus services run to and from the city centre and surrounding area.

The Edinburgh city bypass is only a stone's throw away from this property, providing commuters with easy access to all major routes.



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