

# 23 Sighthill Neuk

EDINBURGH, EH11 4NZ



*This well-proportioned semi-detached house in Sighthill Neuk, a quiet and sought-after cul-de-sac that would be perfect for a young family*



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McEwan Fraser is delighted to present this well-proportioned semi-detached house to the market. Presented in good condition, the property boasts three double bedrooms, gas central heating, double glazing, and generous front and rear gardens. Sighthill Neuk is a quiet and sought-after cul-de-sac that would be perfect for a young family.

# THE LIVING ROOM



The internal accommodation is focused on a generous living room that enjoys huge levels of natural light arriving through a large picture window. The lounge is carpeted, neutrally decorated, and a fireplace creates a natural focal point.

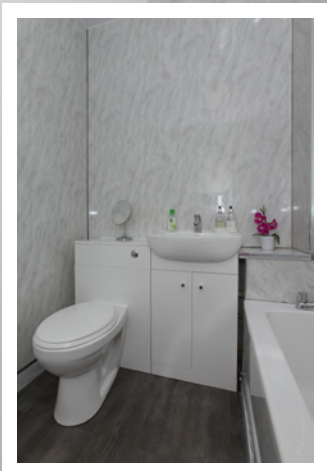
# THE KITCHEN



The kitchen overlooks the rear garden and enjoys a generous range of base and wall-mounted units that provide plenty of prep and storage space. There is a mixed range of integrated and free-standing appliances. Ground floor accommodation is completed by a stunning bathroom that includes a three-piece white suite with shower over bath.



# THE BATHROOM



On the first floor, there are three genuine double bedrooms which all include integrated wardrobes and plenty of additional space for supporting furniture.



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



Externally, the property sits on a generous plot of land with enclosed gardens to the front, side and rear. The gardens are mature and well cared for.

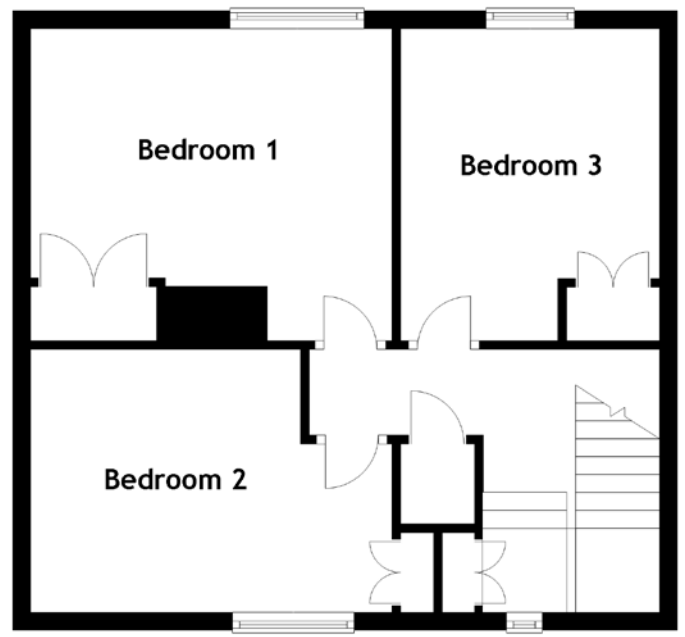
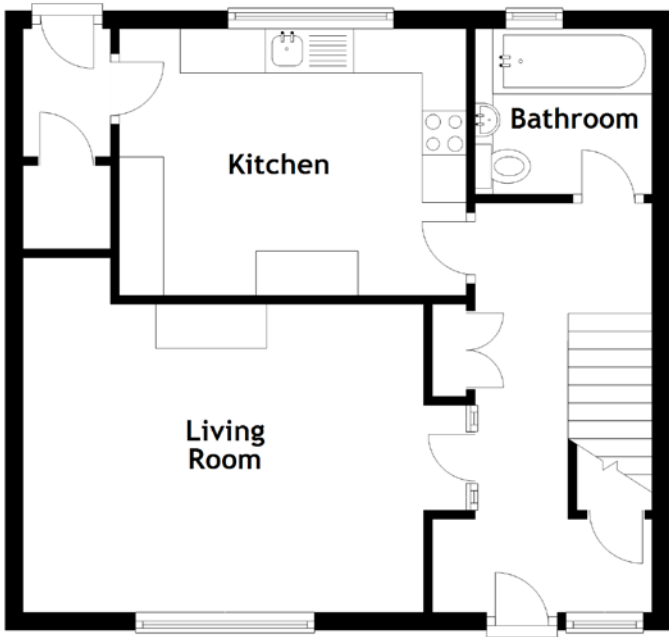
Buyers should note that the property is of non-traditional construction and there may be a reduced number of lenders who will consider the property.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

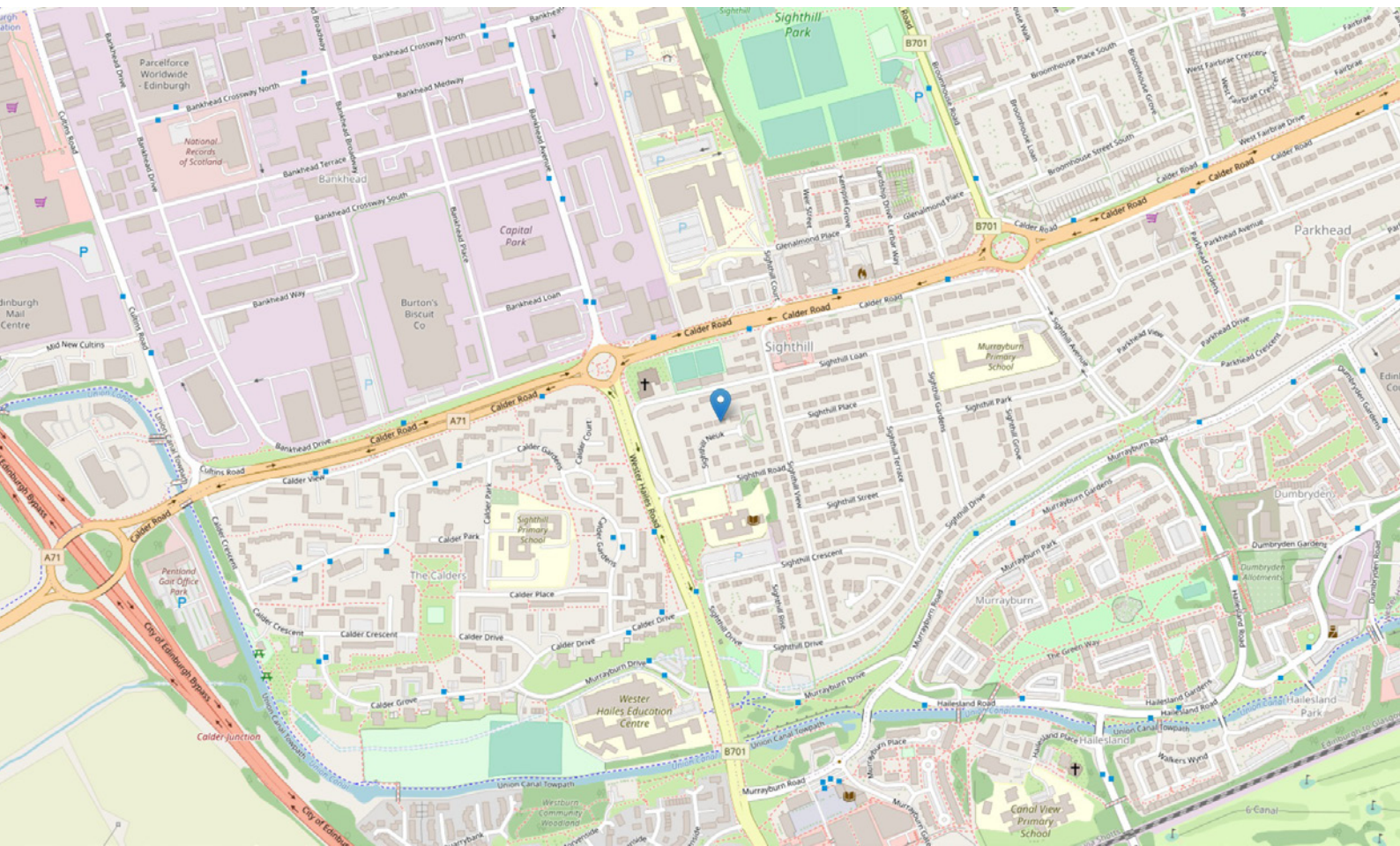


Approximate Dimensions  
(Taken from the widest point)

Living Room 5.01m (16'5") x 4.00m (13'1")  
 Kitchen 3.92m (12'10") x 3.01m (9'11")  
 Bathroom 2.00m (6'7") x 1.87m (6'2")

Bedroom 1 4.08m (13'5") x 3.52m (11'7")  
 Bedroom 2 4.08m (13'5") x 2.97m (9'9")  
 Bedroom 3 3.52m (11'7") x 2.93m (9'7")

Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup>  
 EPC Rating: D



# 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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