




McEwan Fraser Legal

Solicitors & Estate Agents

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65 Sighthill View

EDINBURGH, EH11 4PX

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Sighthill lies to the west of Edinburgh City centre. 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 ten minute's walk from the property, offers an excellent range of shops and a supermarket to serve all your necessary requirements.

The Wester Hailes Education Centre, which again lies in close proximity to the property, offers an excellent range of recreational facilities such as 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 the surrounding area.



65 SIGHTHILL VIEW

McEwan Fraser Legal are delighted to bring this spacious, two double bedrooms, upper villa to the market. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs. The property is finished to an excellent standard throughout.

In more detail, the property consists of a welcoming hallway with storage. The bright and airy lounge allows for free standing furniture and different configurations. Access to the floored attic room can also be found in the lounge, this fantastic area has been floored and designed to use the attic space to its full potential currently being used as a master bedroom, bright and airy ample space for additional furniture, excellent storage and bathroom consisting wash hand basin and W/C.

The kitchen dining room boasts floor to ceiling units, range cooker, hood, integrated dishwasher and fridge freezer, as well as space for washing machine and ample space for a dining table for more formal entertaining.

There are two very good-sized bedrooms, both bright and airy and both allowing for free standing furniture. The family bathroom completes the property internally, a mixture of tiles and splashback, a large rain shower, wash hand basin and W/C.

Externally there is a large driveway to the side, including garden shed. The secure mature back garden has been tastefully done with patio area and includes summer house and garden shed.

The property also benefits from gas central heating and double-glazed windows. Early viewing is highly recommended.



KITCHEN & LOUNGE

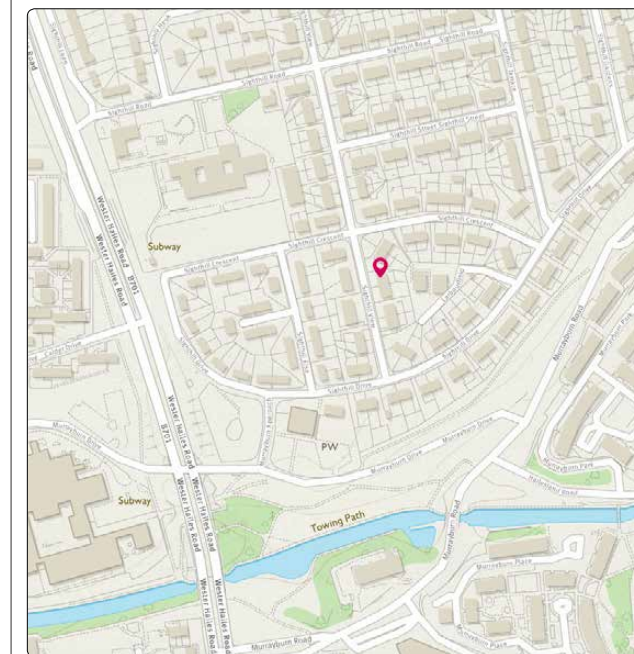
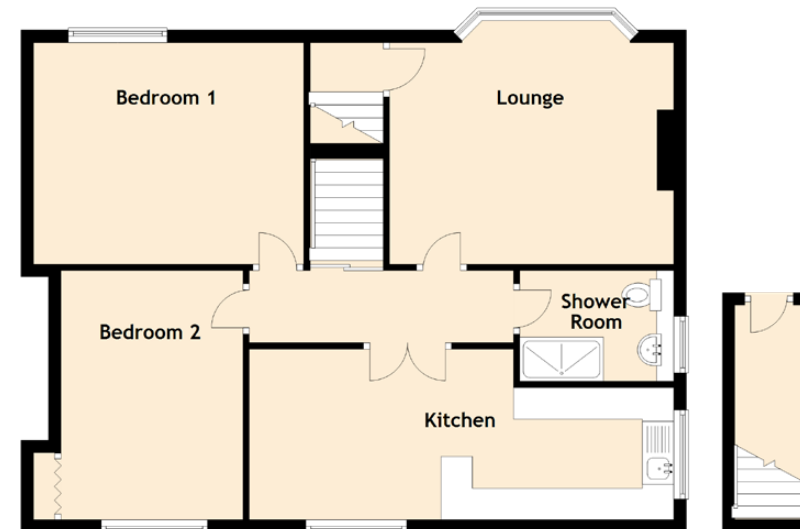


SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

| | |
|-------------|-------------------------------|
| Lounge | 4.52m (14'10") x 3.66m (12') |
| Kitchen | 6.75m (22'2") x 2.71m (8'11") |
| Bedroom 1 | 4.30m (14'1") x 3.52m (11'7") |
| Bedroom 2 | 3.96m (13') x 3.03m (9'11") |
| Shower Room | 2.55m (8'4") x 1.48m (4'10") |
| Attic Room | 6.20m (20'4") x 4.26m (14') |
| WC | 2.00m (6'7") x 1.77m (5'10") |

Gross internal floor area (m²): 78m² | EPC Rating: C






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**Part
Exchange
Available**

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Text and description
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