

4 Lairdship Drive

EDINBURGH, EH11 4FL



This immaculate three-bedroom terraced house occupies a prime position in a contemporary development



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McEwan Fraser is delighted to present this immaculate three-bedroom terraced house to the market. The property would be an ideal starter home for a professional couple, and it occupies a prime position in a contemporary development. There is a great range of local amenities, excellent transport links to Edinburgh city centre by bus and tram, and easy access to the Bypass and the M8. The property also benefits from a generous rear garden, a double driveway, solar panels, gas central heating, and double glazing.

THE LIVING ROOM



The accommodation is focused towards a bright and spacious living room, which has excellent levels of natural light, neutral décor, and quality laminate flooring. The proportions on offer will give a new owner plenty of flexibility as they set about creating their ideal living and entertaining space.

THE KITCHEN



The dining kitchen is accessed from the living room. Alongside space for a dining table, the kitchen has a good range of base and wall-mounted units with a mixture of integrated and freestanding appliances. There is an attached utility area and WC.



THE UTILITY & WC





Climbing the stairs, the first-floor landing gives access to all three bedrooms, the bathroom, and a large loft. Bedroom one is a particularly generous double, which is neutrally decorated and carpeted. Illustrated with a super-kingsized bed for scale, there is plenty of floor space for a full suite of bedroom furniture, and a large recess gives the perfect space for a built-in wardrobe if desired. Bedroom two is a further double bedroom, and bedroom three is a generous single. The bathroom is partially tiled and finished with a three-piece white suite that includes a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

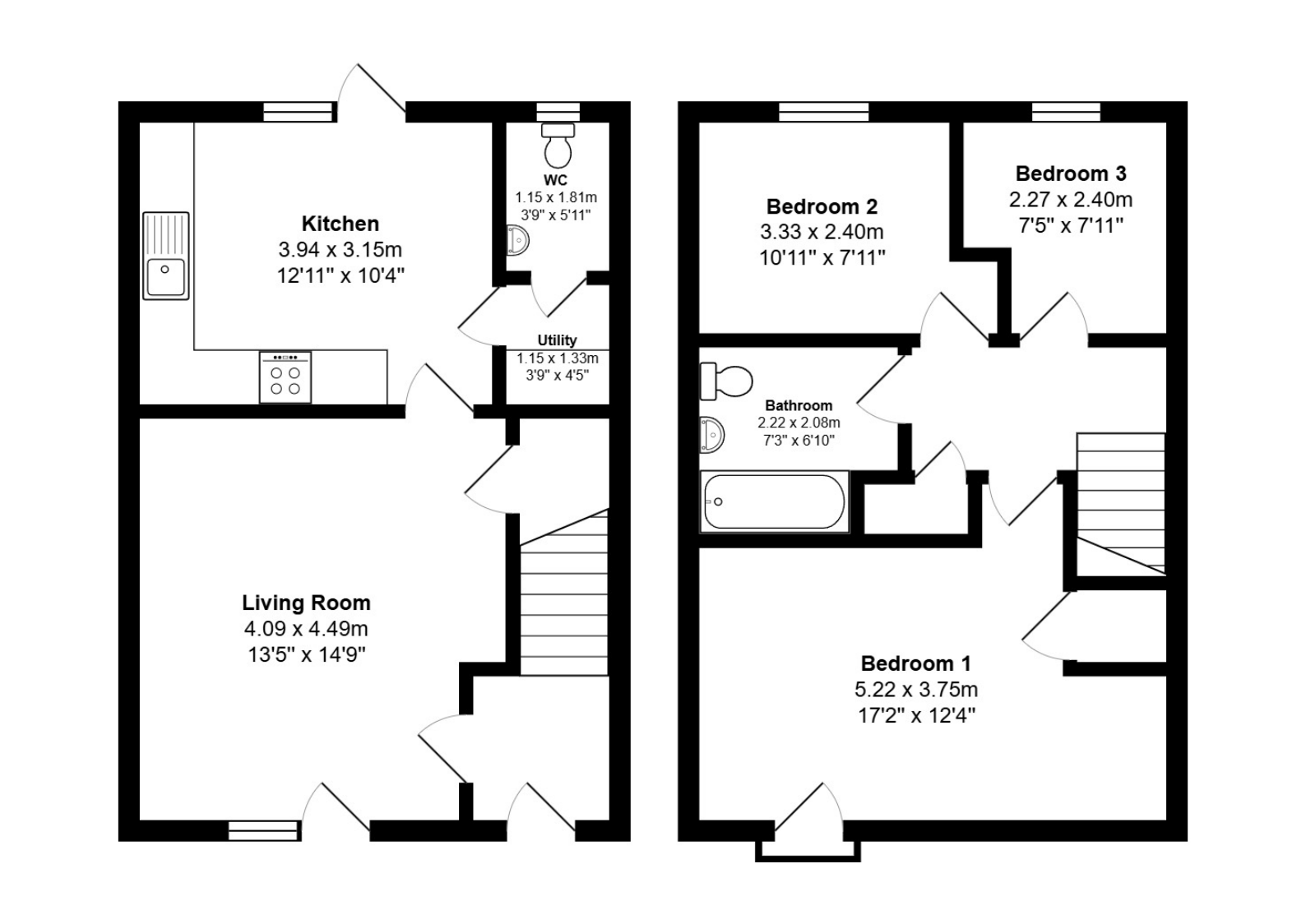


Externally, the property has a double monobloc driveway to the front, and a generous rear garden that has been finished with artificial grass for easy maintenance.

EXTERNALS

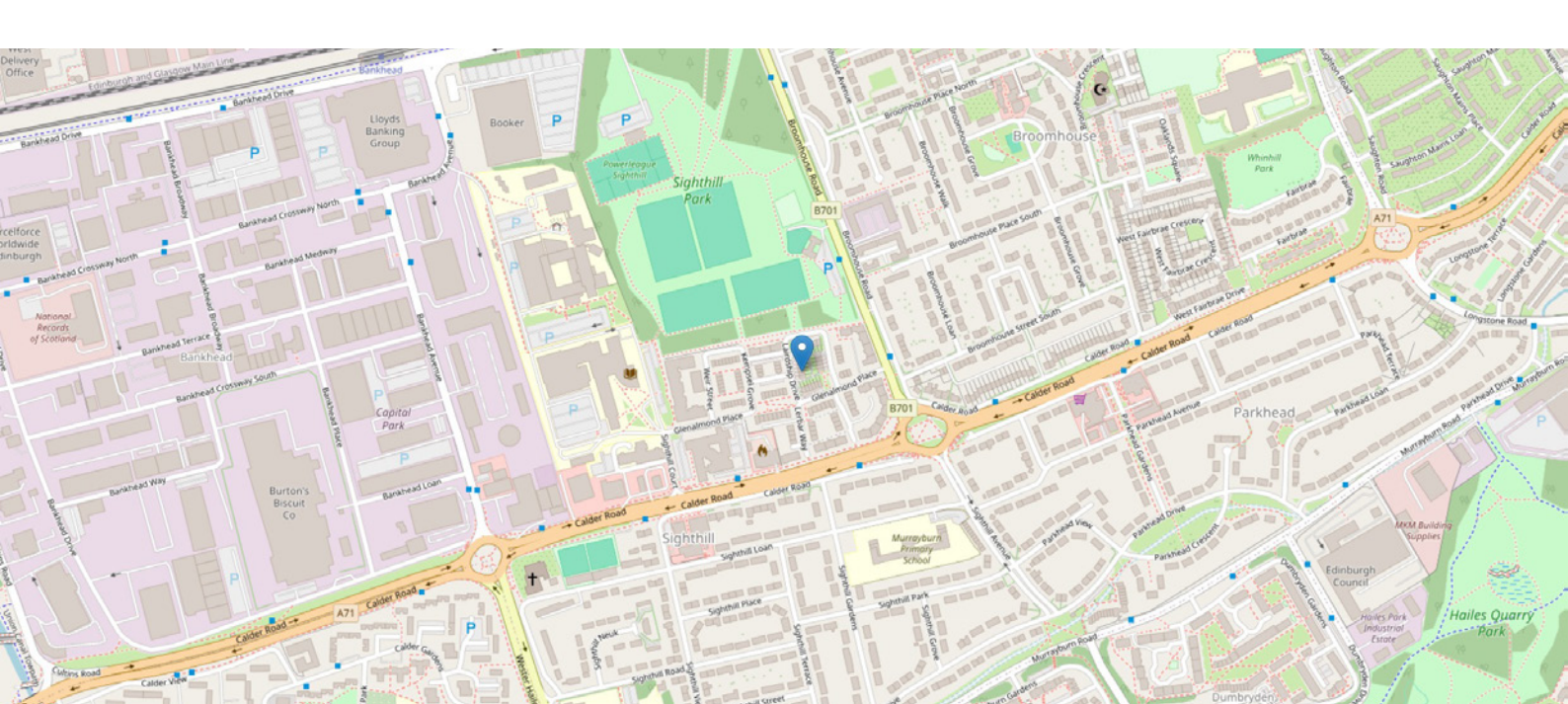


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 81m² | EPC Rating: B



THE LOCATION

Sighthill is fast emerging as one of Edinburgh's best-kept secrets for young professionals seeking affordability, connectivity, and urban convenience. Situated just west of the city centre, Sighthill offers a practical base for those who want a short commute without the city centre price tag. With direct access to the City Bypass (A720), Edinburgh Park, and regular Lothian Bus routes, getting to the city centre, Gyle Business Park, or even Edinburgh Airport is fast and easy. The nearby Edinburgh Park Station also connects you to Glasgow and beyond via ScotRail, making it ideal for commuters.





The area features a mix of contemporary developments and well-kept traditional flats, offering excellent value for professionals looking to rent or buy. Many properties benefit from open-plan living, off-street parking, and proximity to green spaces – perfect for modern living or working from home. Sighthill also boasts a strong local infrastructure, with 24-hour gyms, coffee shops, eateries, and supermarkets all within easy reach. For larger shopping trips, The Gyle Shopping Centre and Hermiston Gait Retail Park are just a short drive or bus ride away.

Sighthill is also a community on the rise, with ongoing investment and development bringing new energy to the area. The presence of Edinburgh College and Napier University's Sighthill campus adds a vibrant, youthful feel, and supports a growing demand for quality housing. With its strategic location, improving amenities, and long-term potential, Sighthill offers a smart, forward-thinking choice for young professionals looking to establish themselves in the capital.



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