




McEwan Fraser Legal
Solicitors & Estate Agents
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8/7 Calder Drive

EDINBURGH, EH11 4LW

Sighthill

The property is located within the Sighthill area lying west of Edinburgh City Centre. Close by you will find local amenities and shopping, with excellent road and public transport links for travel. A regular bus service runs to the City Centre and surrounding areas and the property is also ideally placed for access to the City Bypass.

The property is within easy reach of Westside Plaza Shopping Centre, which offers a broad range of shopping facilities and a multiplex cinema. Further shopping facilities and amenities are available at the Gyle Shopping Centre and Hermiston Gait, both of which are the short distance away.

There are local schools from primary through to secondary within easy reach, as well as Stevenson College.



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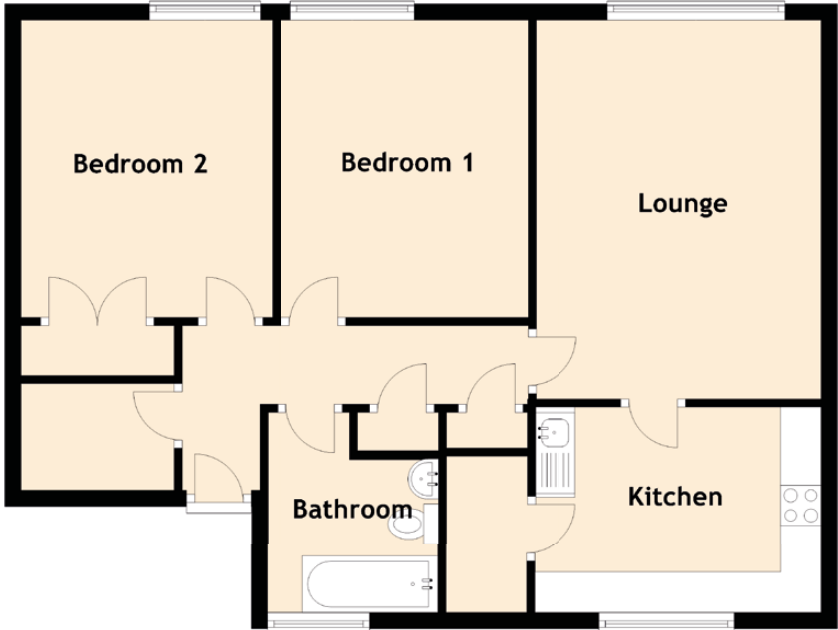
McEwan Fraser Legal are delighted to bring to the market this, two bedroom, top-floor apartment. Viewing is essential as this property will appeal to a varied range of buyers.

Internally this property briefly consists of a fresh entrance hallway with storage, a well-proportioned lounge, a kitchen with space for free-standing appliances. There are two good sized double bedrooms, both of which benefit from storage and a three-piece bathroom with shower completes the rooms.

The property benefits further from gas central heating and uPVC double glazing throughout to ensure a cosy living environment all year round. There are also communal grounds and plenty of free on-street parking. Please also note that the roof has been newly fitted and carries a warranty.



Specifications



Approximate Dimensions (Taken from the widest point)

Lounge	4.69m (15'5") x 3.53m (11'7")
Kitchen	3.54m (11'7") x 2.54m (8'4")
Bedroom 1	3.67m (12') x 3.06m (10')
Bedroom 2	3.68m (12'1") x 3.11m (10'2")
Bathroom	2.50m (8'2") x 2.22m (7'3")

Gross internal floor area (m²): 69m² | EPC Rating: D

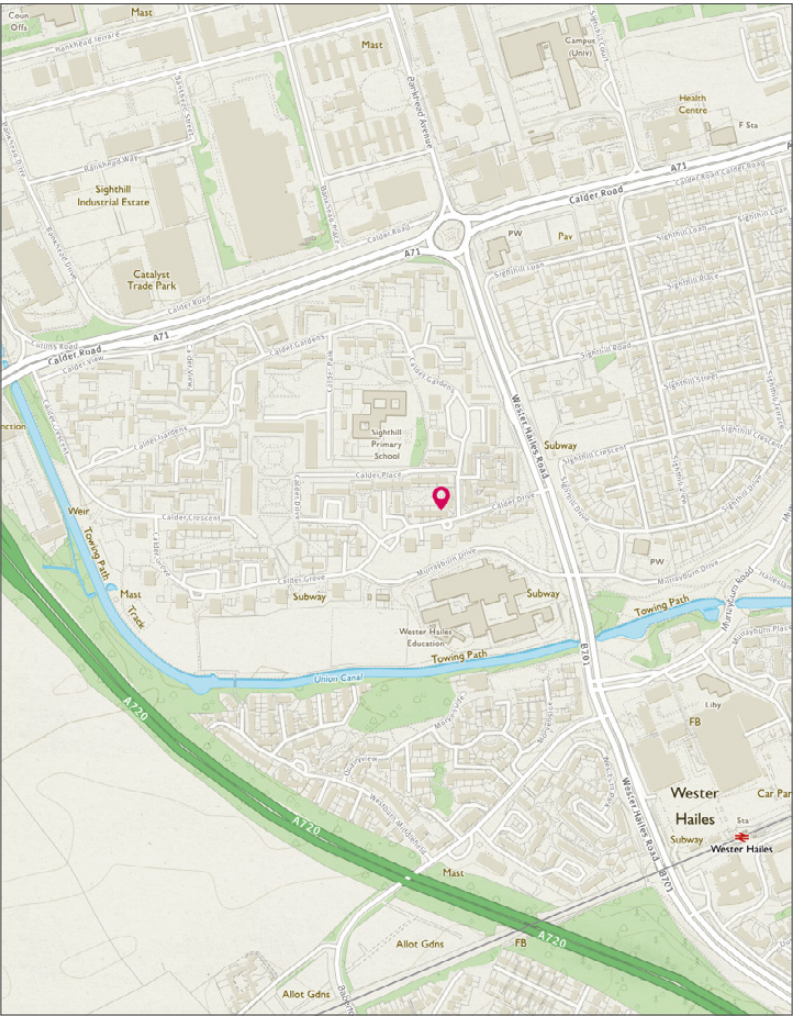


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