




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

35 Sighthill Park
SIGHTHILL, EDINBURGH, EH11 4PN



S ighthill 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 minutes walk from the property, offers an excellent range of shops and a supermarket to serve all your requirements.

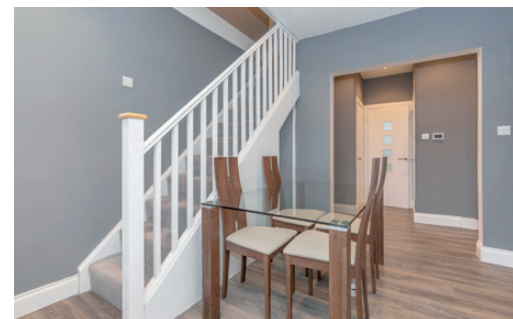
The Wester Hailes Education Centre, which again lies in close proximity to the property, offers an excellent range of recreational facilities such as swimming pool, badminton and squash courts. Local schooling can be found within walking distance both at primary and secondary levels and regular bus services run to and from the city centre and the surrounding area.



McEwan Fraser is delighted to present this lovely three bed, double upper, flat to the market. Thoughtfully extended and presented to the market in excellent order, the property offers a lovely balance of private and public space. The flat also benefits from an excellent location, a large and well-maintained garden, off-street parking, gas central heating and double glazing throughout.

Internally, the accommodation is focused towards a charming reception room complete with contemporary décor, quality laminate flooring and ample floor space for a large sofa and plenty off additional free standing furniture. What was originally the second bedroom has now been converted to provide a dining area directly off the main hallway. The current owners have installed a full modern kitchen with an ample range of gloss base and wall mounted units offering excellent prep and storage space. Gas hob, electric oven and dishwasher are integrated. Space is provided for free-standing fridge freezer and washing machine. Accommodation on the main level is completed by a generous double bedroom with integrated wardrobes and stunning modern shower room. Climbing the stairs leads to a large loft conversion which holds two bedrooms. A generous master bedroom and a good-sized single, perfect for a youngster. The master is unusually spacious for a property of this size and the proportions on offer give plenty of flexibility.

Externally, the property enjoys a very generous rear garden which has been well landscaped with both lawn and decking. It's a great entertaining space and south-facing meaning sunshine all day and evening when relaxing or entertaining. There is also a private side garden and drive to the front.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.33m (14'2") x 3.80m (12'6")
Dining Area	3.44m (11'3") x 3.02m (9'11")
Kitchen	3.69m (12'1") x 2.03m (6'8")
Bedroom 1	4.65m (15'3") x 3.87m (12'8")
Bedroom 2	3.47m (11'5") x 3.44m (11'3")
Bedroom 3	4.65m (15'3") x 2.70m (8'10")
Shower Room	1.76m (5'9") x 1.38m (4'6")

Gross internal floor area (m²): 91m²

EPC Rating: D

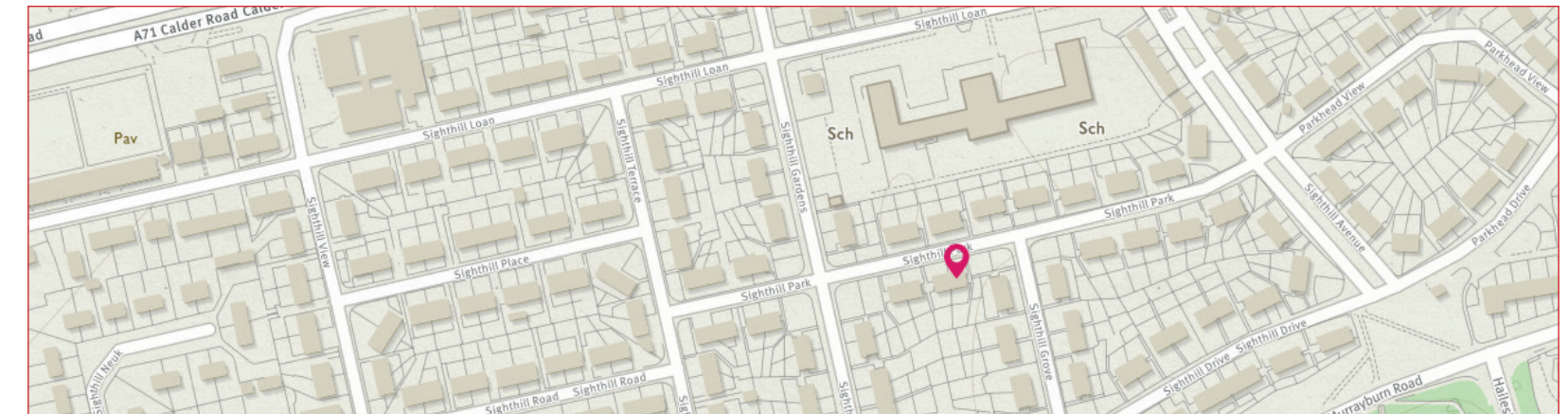
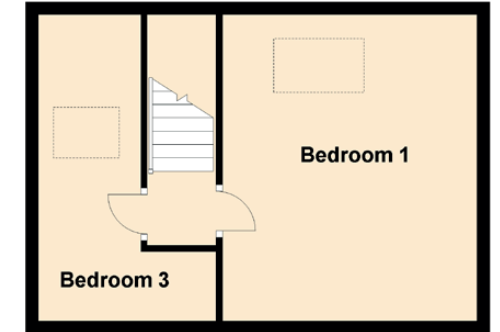
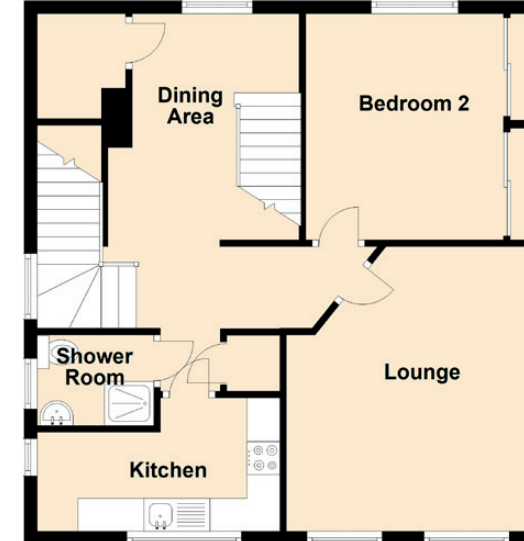


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
MICHAEL MCMULLAN
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer