



*Spacious Two Bedroom Lower Flat in
Edinburgh's Sighthill*



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McEwan Fraser Legal is delighted to present this two-bedroom lower flat in the Sighthill area of Edinburgh. The property is in walk-in condition having been upgraded significantly by the current owner. In addition, the property also benefits from excellent connections to the city of Edinburgh and further afield.

THE LIVING ROOM

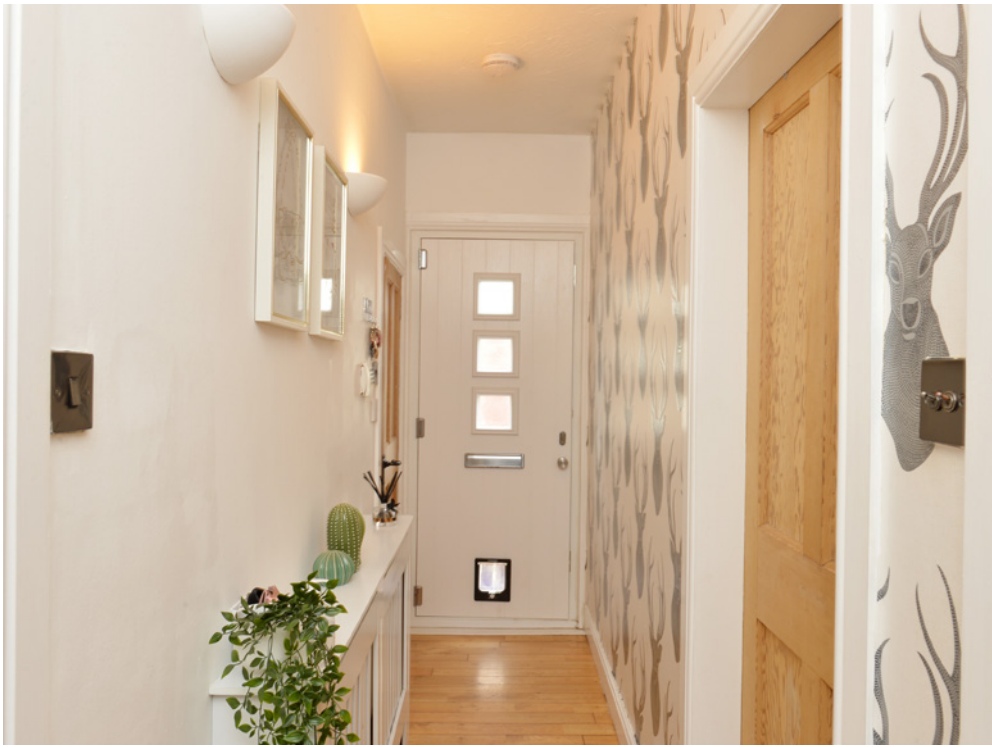


Inside, the property comprises of:

- Spacious living area which is overlooking the private front garden and will accommodate with ease various furniture arrangements. The living area has real wood flooring that continues throughout the hall and bedroom 1.
- Fully equipped kitchen which is accessed from the living room. The kitchen is new and has been finished to a high standard with integrated washing machine and dishwasher and a new boiler. Useful storage/utility cupboard with electric socket, currently set up with tumble dryer.

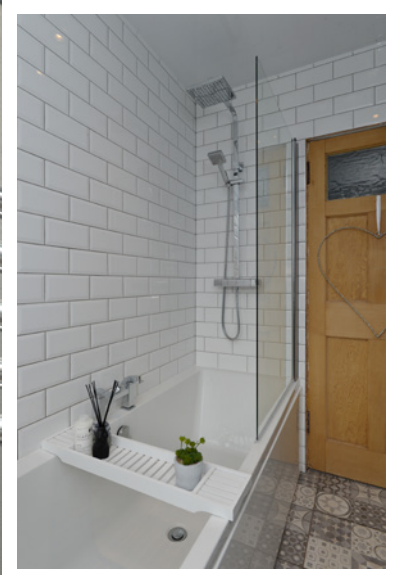
THE KITCHEN





- The property is fitted with a lovely three-piece modern bathroom which has been finished to a high standard with a mains shower and benefits from being tiled, underfloor heating and electric charging points.
- There are two bedrooms very well proportioned double bedrooms of which there are alternative options for configuration.
- In addition to the internal accommodation, the property also has large, private front and back gardens, with the front garden being north facing and being very private and the rear garden being south facing benefiting from the sun most of the day.

THE BATHROOM



BEDROOM 1



BEDROOM 2

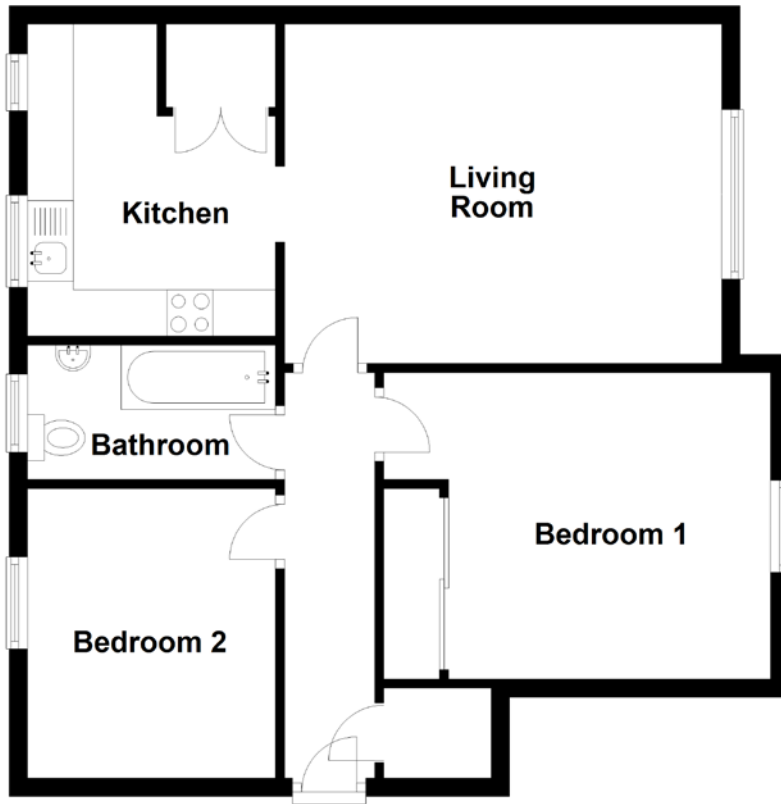


In addition, the property includes on-street free parking, full double glazing and also has a new gas combination boiler. This property is expected to be in high demand given the condition and early viewing is recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

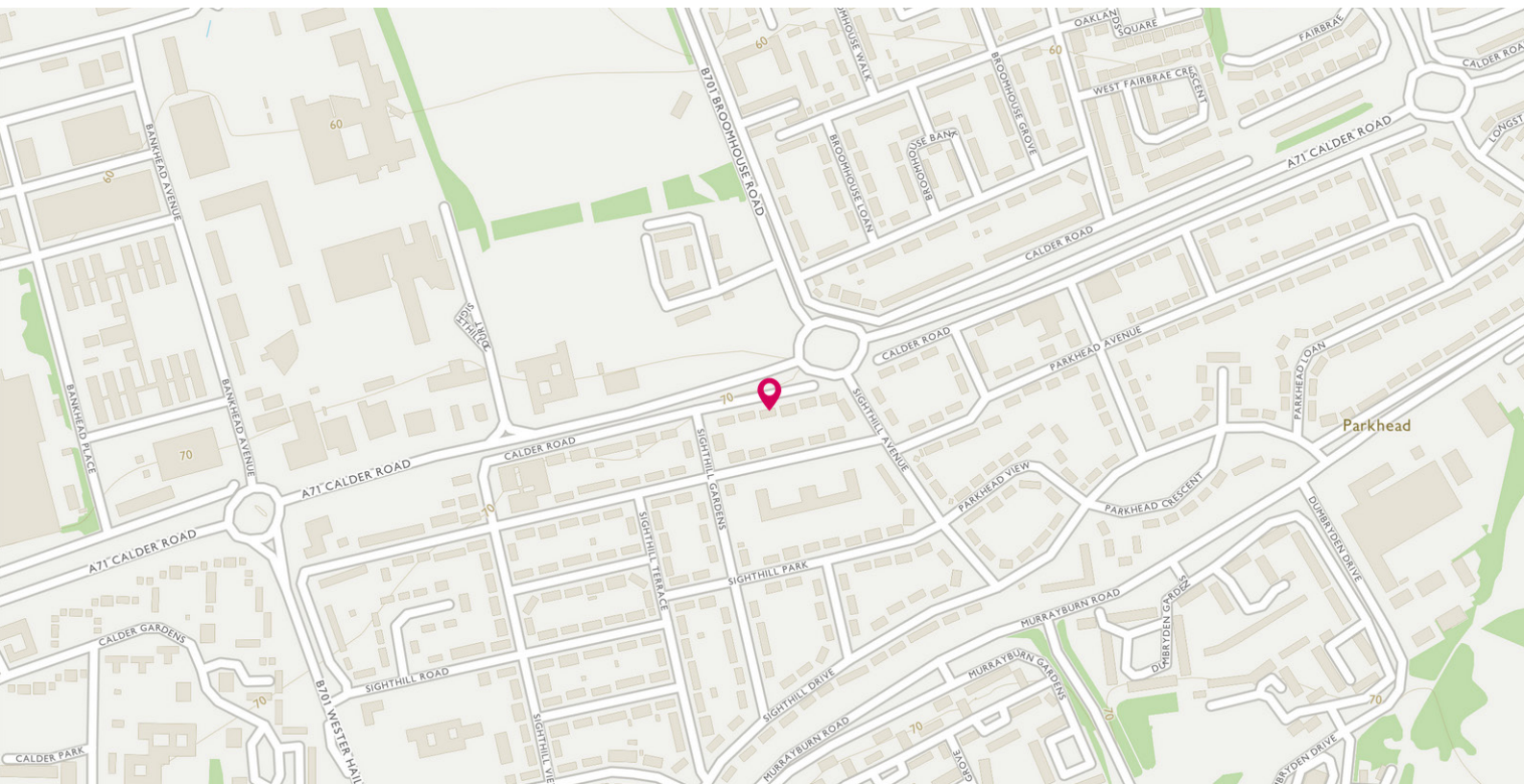


Approximate Dimensions (Taken from the widest point)

Living Room 4.76m (15'7") x 3.69m (12'1")
Kitchen 3.39m (11'1") x 2.70m (8'10")
Bedroom 1 4.21m (13'10") x 3.33m (10'11")

Bedroom 2 3.15m (10'4") x 2.70m (8'10")
Bathroom 2.70m (8'10") x 1.46m (4'9")

Gross internal floor area (m²): 67m²
EPC Rating: C



THE LOCATION

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 wide 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 a short distance away. There are local schools from primary through to secondary within easy reach, as well as further education at Stevenson College, Napier University and Heriot-Watt Riccarton Campus.



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