

75/6 Sighthill Drive

EDINBURGH, EH11 4QJ



*Bright and spacious two-bedroom flat
in move-in condition, ideal first home
or investment on Sighthill Drive*



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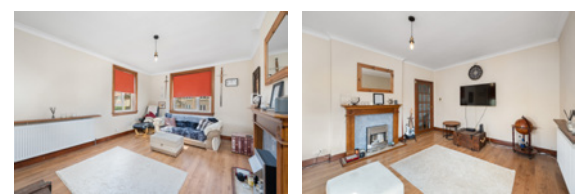


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McEwan Fraser Legal is delighted to present this two-bedroom flat on Sighthill Drive. The property is brought to the market in nice condition throughout and represents the perfect first home or an excellent investment opportunity.

THE LIVING ROOM



Entering through the front door, you are welcomed into a hallway that leads directly to the spacious living room. This large, bright room benefits from dual-aspect windows, which, like the rest of the flat, are double-glazed. The room also benefits from an electric fireplace. Adjacent to the living room is the well-proportioned kitchen. It comes fitted with a gas hob, oven, freestanding washing machine and fridge, along with ample storage and countertop space, making it highly functional for everyday living.

THE KITCHEN





The property boasts two generous double bedrooms. The principal bedroom includes built-in wardrobes, while the second offers plenty of floor space for freestanding storage solutions. A modern three-piece bathroom suite completes the accommodation.

Externally, the property enjoys well-kept communal grounds and convenient on-street parking.

This is a superb opportunity to acquire a home ready to move into, in a popular residential location.

THE BATHROOM



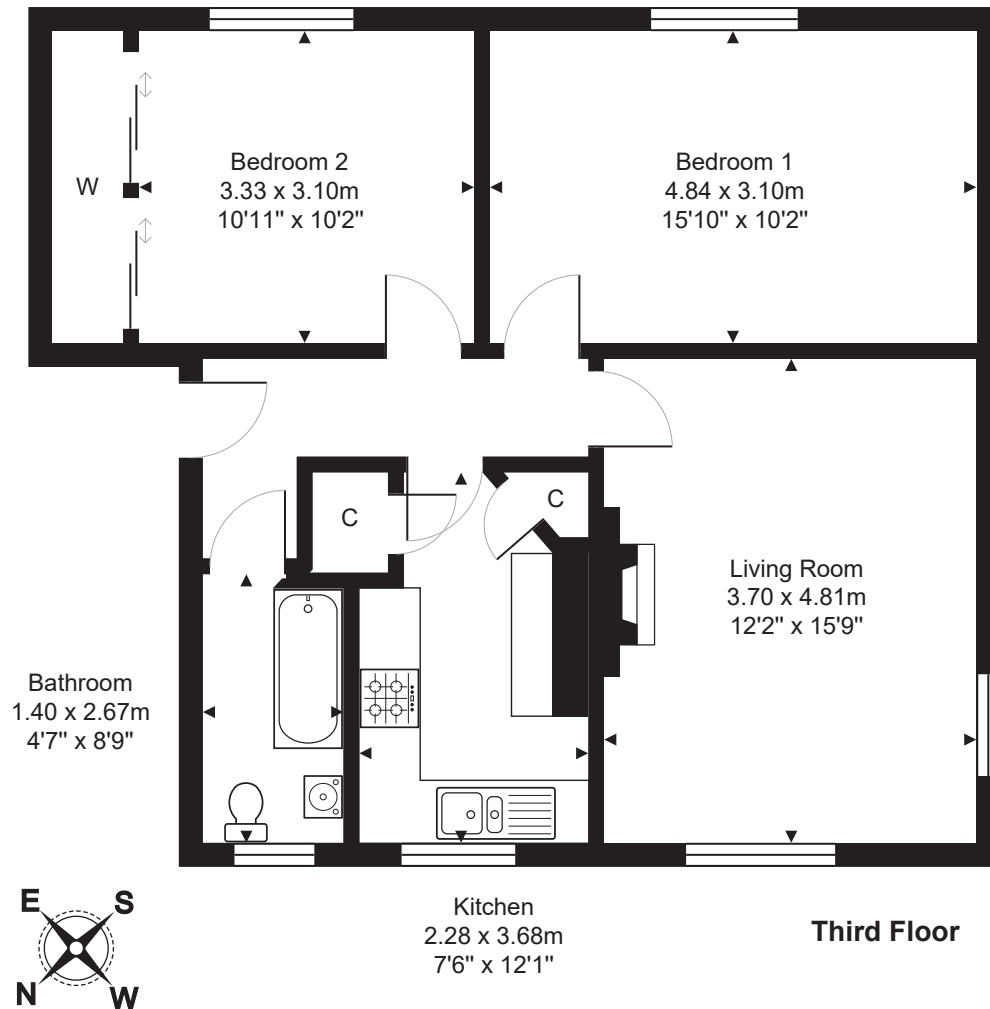
BEDROOM 1



BEDROOM 2

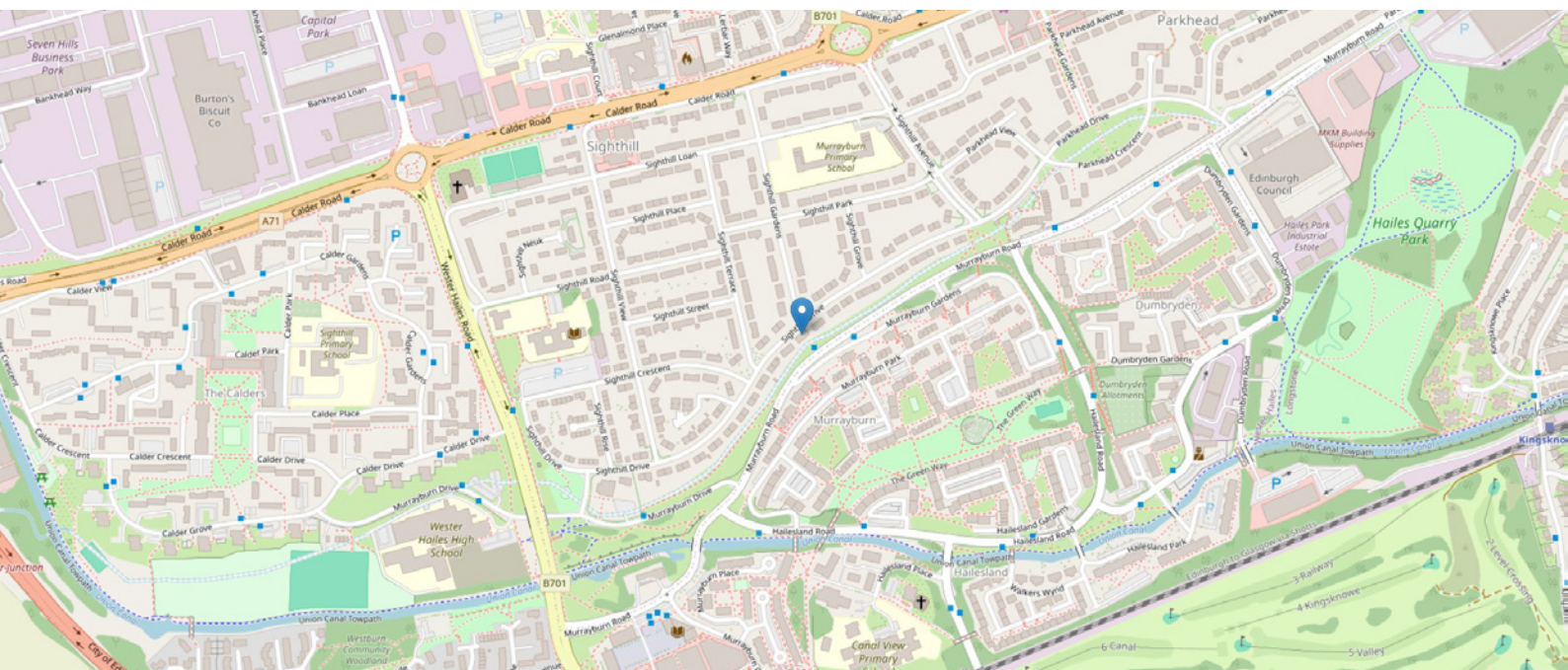


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 66m² | EPC Rating: C



THE LOCATION

The property for sale is located in a western district of the city. 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 a ten-minute walk from the property, offers an excellent range of shops and a supermarket to serve all your necessary requirements. The Wester Hailes Educational Centre, which again lies in close proximity to the property, offers an excellent range of recreational facilities such as a 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 surrounding area.

The Edinburgh city bypass is only a stone's throw away from this property, providing commuters with easy access to all major routes.



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