

1 Kempsel Grove

SIGHTHILL, EDINBURGH, EH11 4FR



*THREE BEDROOM END-TERRACE
HOME IN WALK IN CONDITION*



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Nestled in the modern development of Kempself Grove, Sighthill, this immaculate three-bedroom end-terrace home, built around 2019, offers contemporary living at its finest.

Upon entering, you are welcomed by a bright and spacious living room to your right, enhanced by a floor-to-ceiling window that doubles as a door, allowing natural light to flood the space.





Moving towards the rear of the property, the open-plan kitchen and dining area create the perfect hub for family life and entertaining. The kitchen is well-equipped with a gas hob, oven, washer/dryer, dishwasher, fridge/freezer, and ample worktop and cupboard space. A convenient cloakroom and store completes the ground floor.







Upstairs, the property offers two generous double bedrooms and a single bedroom. The principal bedroom benefits from a sleek three-piece en-suite, integrated wardrobe space and store, while the second bedroom also features integrated wardrobe space. A stylish three-piece family bathroom serves the upper floor.







Bedroom 2

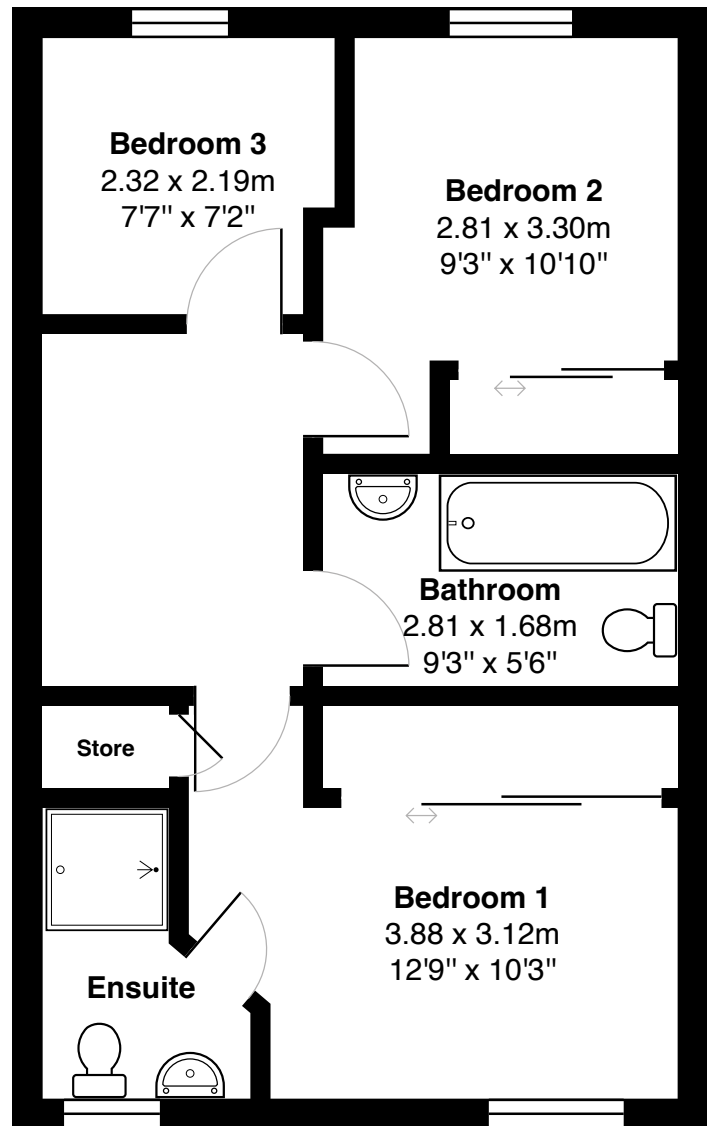
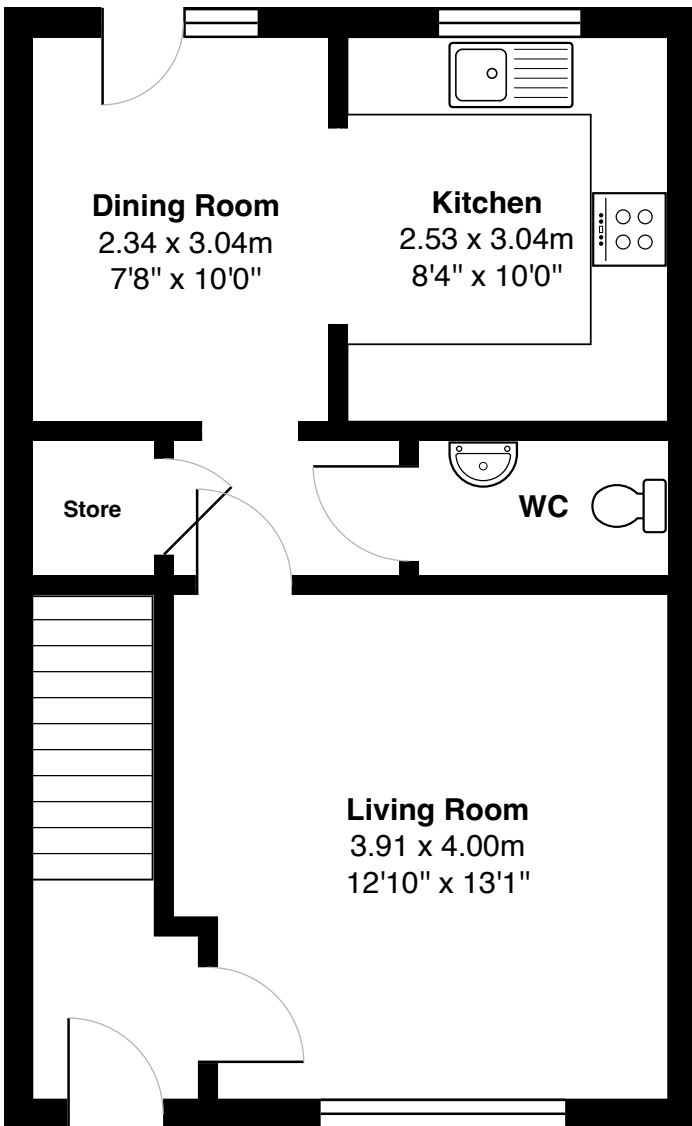




Bedroom 3







Gross internal floor area (m²): 83m²

EPC Rating: B

Floor Plan



Externally, the home boasts a private driveway to the front with space for two cars and a well-sized rear garden, ideal for outdoor enjoyment. Additionally, the property is fitted with solar panels, enhancing its energy efficiency. Early viewing is recommended as it is a fantastic opportunity to own a stylish and modern home in a sought-after 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 ten minutes 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 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 stones through away from this property, providing commuters with easy access to all major routes.

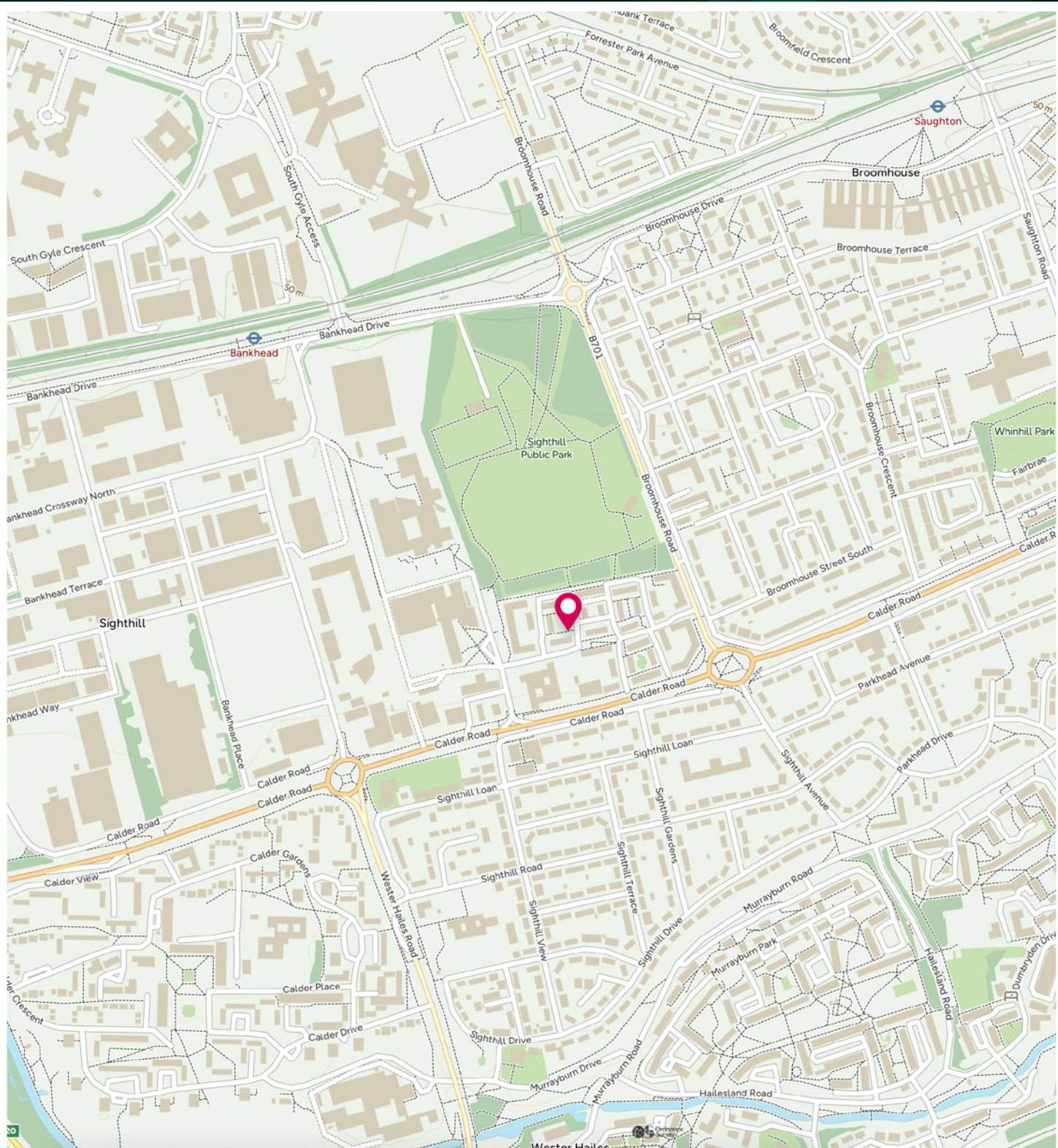


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