

18 Sighthill Place

SIGHTHILL, EDINBURGH, EH11 4PF



*Large 3/4 bed double upper flat with driveway,
private garden and dedicated study area*



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McEwan Fraser is delighted to present this extremely spacious 3/4 bedroom double upper flat to the market.

The property, as built, is the largest style of flat in the area and has subsequently been extended with a full loft conversion. The property is presented in very nice internal order and now comprises three large double bedrooms, dining room / fourth double bedroom, dedicated study area, bathroom, separate shower room and a large living room. The property further benefits from gas central heating, double glazing, a driveway for up to three cars and a private rear garden with patio, lawn and two large sheds for additional storage space.

THE LOUNGE



The property is entered through its own front door with a staircase leading to the main landing. Internal accommodation is focused on a generous bay fronted living room with views towards the Pentland Hills. Tastefully decorated, the living room enjoys plenty of floor space for a variety of different furniture configurations which will allow an incoming purchaser the chance to create their ideal entertaining space.

THE KITCHEN



The kitchen includes a good range of base and wall mounted units with ample prep and storage space. Hob and oven are integrated and space is provided for freestanding fridge, freezer, dishwasher and washing machine. The appliances in the kitchen will remain with the property.



DINING/BEDROOM 4

The dining room or fourth bedroom is immediately adjacent to the kitchen and overlooks the rear garden.



THE LOWER BEDROOMS

The third bedroom, a well-proportioned double, also overlooks the rear garden and includes fitted wardrobes.



The second bedroom is also a generous double and overlooks the front of the property.



THE BATHROOM

Accommodation on the main level is completed by the master bathroom which comes with a white suite and jacuzzi bath.





Climbing the stairs, the loft has been fully converted to give a huge master bedroom and shower room. The landing space has a massive desk built in to give a fantastic home work station.

THE MASTER BEDROOM



THE SHOWER ROOM



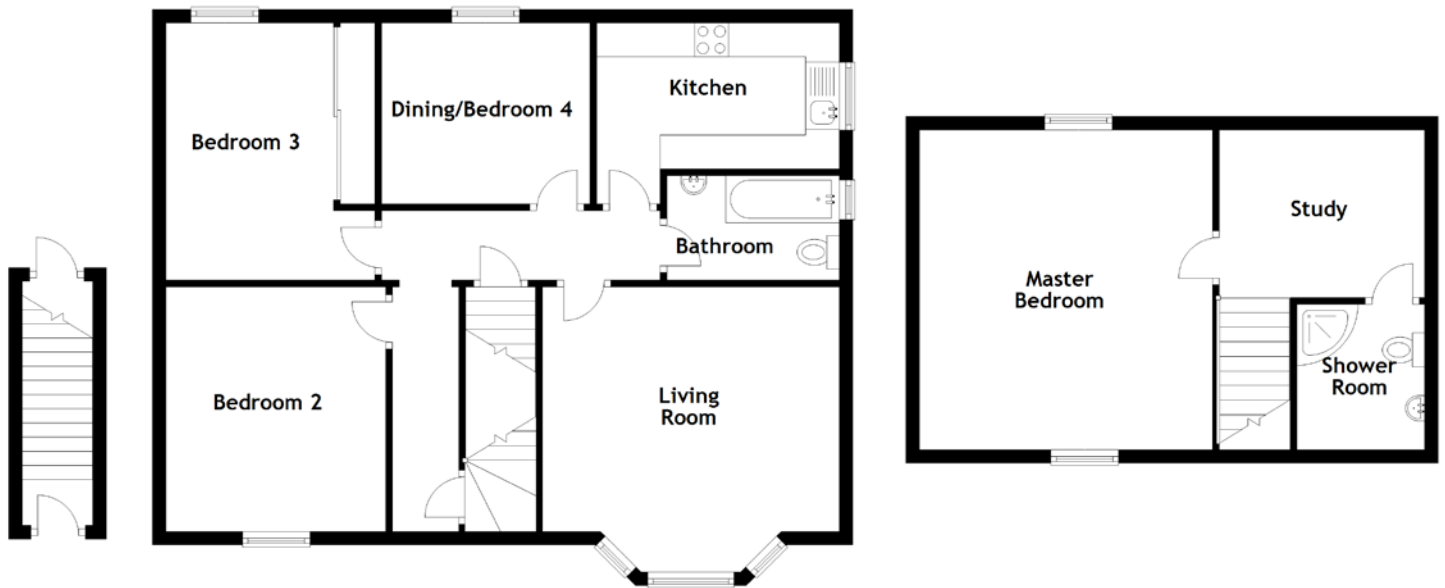
THE GARDEN & VIEW

Externally, the driveway to the side of the property can comfortably accommodate up to three cars and gives access to a private rear garden. The garden is a real sun trap and includes a patio, lawn and dedicated bedding area. There are also two large sheds for additional storage.

This is a spacious property with over 100m² of living space and viewing is highly recommended to appreciate the space and potential on offer.



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	4.39m (14'5") x 4.22m (13'10")
Kitchen	3.59m (11'9") x 2.16m (7'1")
Dining/Bedroom 4	3.08m (10'1") x 2.68m (8'10")
Bathroom	2.55m (8'4") x 1.55m (5'1")
Bedroom 2	3.55m (11'8") x 3.25m (10'8")

Bedroom 3

3.92m (12'10") x 3.09m (10'2")

Study

3.04m (10') x 2.48m (8'2")

Master Bedroom

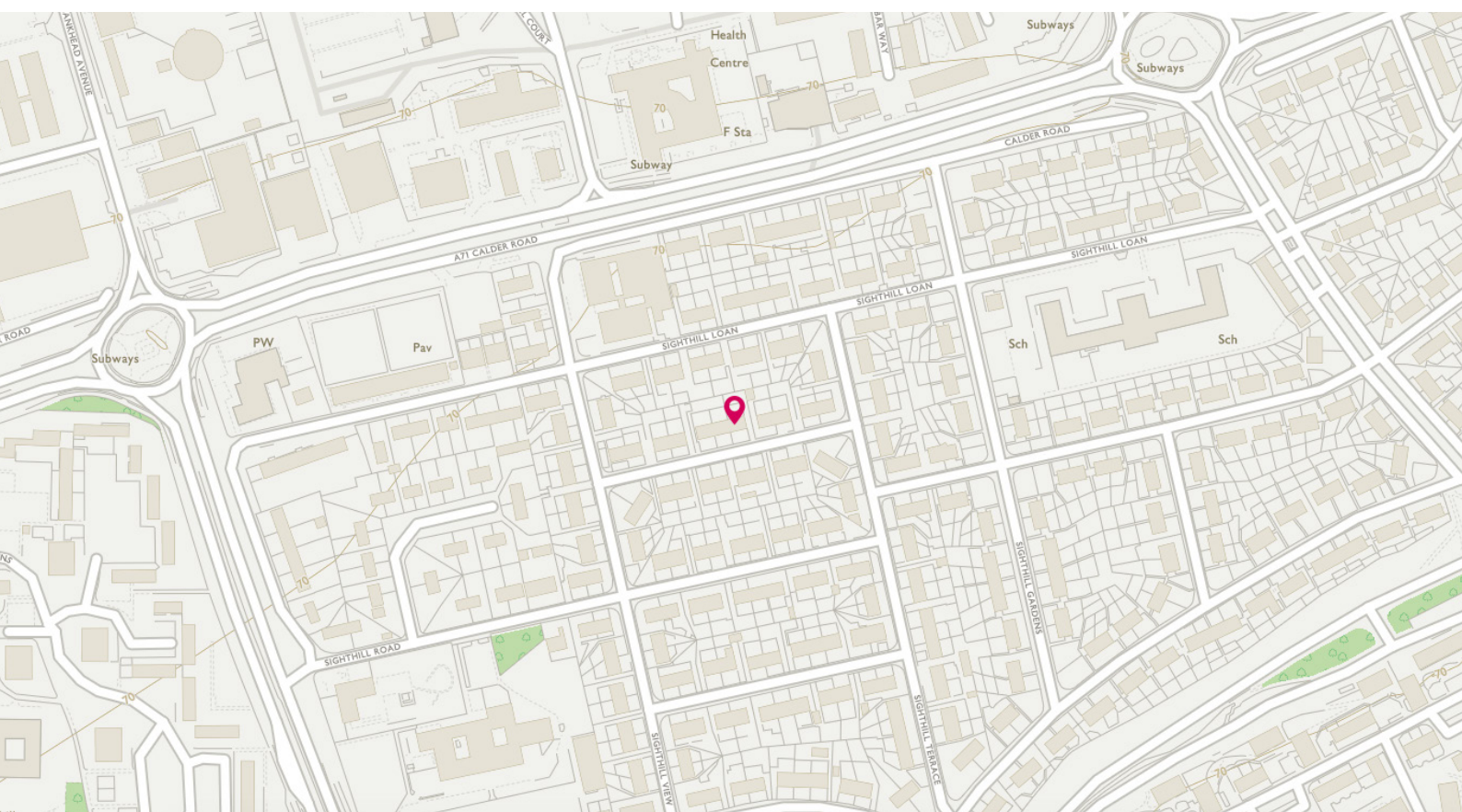
4.73m (15'6") x 4.29m (14'1")

Shower Room

2.17m (7'1") x 1.95m (6'5")

Gross internal floor area (m²): 104m²

EPC Rating: D



THE LOCATION

Sighthill is a popular residential neighbourhood situated just West of the City Centre and boasts an extensive collection of local amenities on its doorstep.





Hermiston Gait and the Gyle Shopping Centre with their wide selection of highly regarded high street brands along with a Tesco, Morrison's and Marks and Spencer supermarket are nearby along with first-rate leisure facilities including a multiscreen cinema, swimming pool, golf courses and The Union Canal walkway. The area is well served by frequent and speedy bus and tram services to the City Centre and throughout Edinburgh whilst the motorway network, city bypass, Queensferry crossing and airport are all within easy reach. Sighthill is well positioned for access to Edinburgh Business Park, Gogarburn and Heriot Watt University campus with respected local nurseries, primary and secondary schools close by.



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