

12 Lairdship Drive

SIGHTHILL, EDINBURGH, EH11 4FL



*SPACIOUS 3 BEDROOM END-TERRACED TOWNHOUSE
OVER THREE STOREYS WITH PRIVATE GARDENS*



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Forming part of a modern development and ideally positioned for excellent access to Edinburgh City Centre, this beautifully presented three-bedroom end-terraced townhouse offers light-filled, well-balanced and highly flexible accommodation arranged over three levels. The property has been exceptionally well cared for and enjoys a warm feel throughout.

The ground floor is arranged to create a natural flow of space, with a bright and welcoming living room to the front leading through to the contemporary kitchen and dining area at the rear. Finished to a modern standard, the kitchen offers ample storage and worktop space, with direct access to the rear garden via a charming greenhouse-style transition space, creating a natural connection between indoor and outdoor living. A convenient WC completes the ground floor.

The Property







On the first floor, there are two well-proportioned double bedrooms, along with a modern family bathroom, offering comfortable and flexible accommodation for family members or guests. A small study area on the landing adds further versatility for reading and home working, with stairs leading to the principal bedroom above.











The top floor is dedicated to an impressive principal bedroom, which is particularly generous in size and benefits from excellent natural light, useful eaves storage and a private en-suite shower room. This floor offers a strong sense of separation from the rest of the house, creating a peaceful and private retreat.







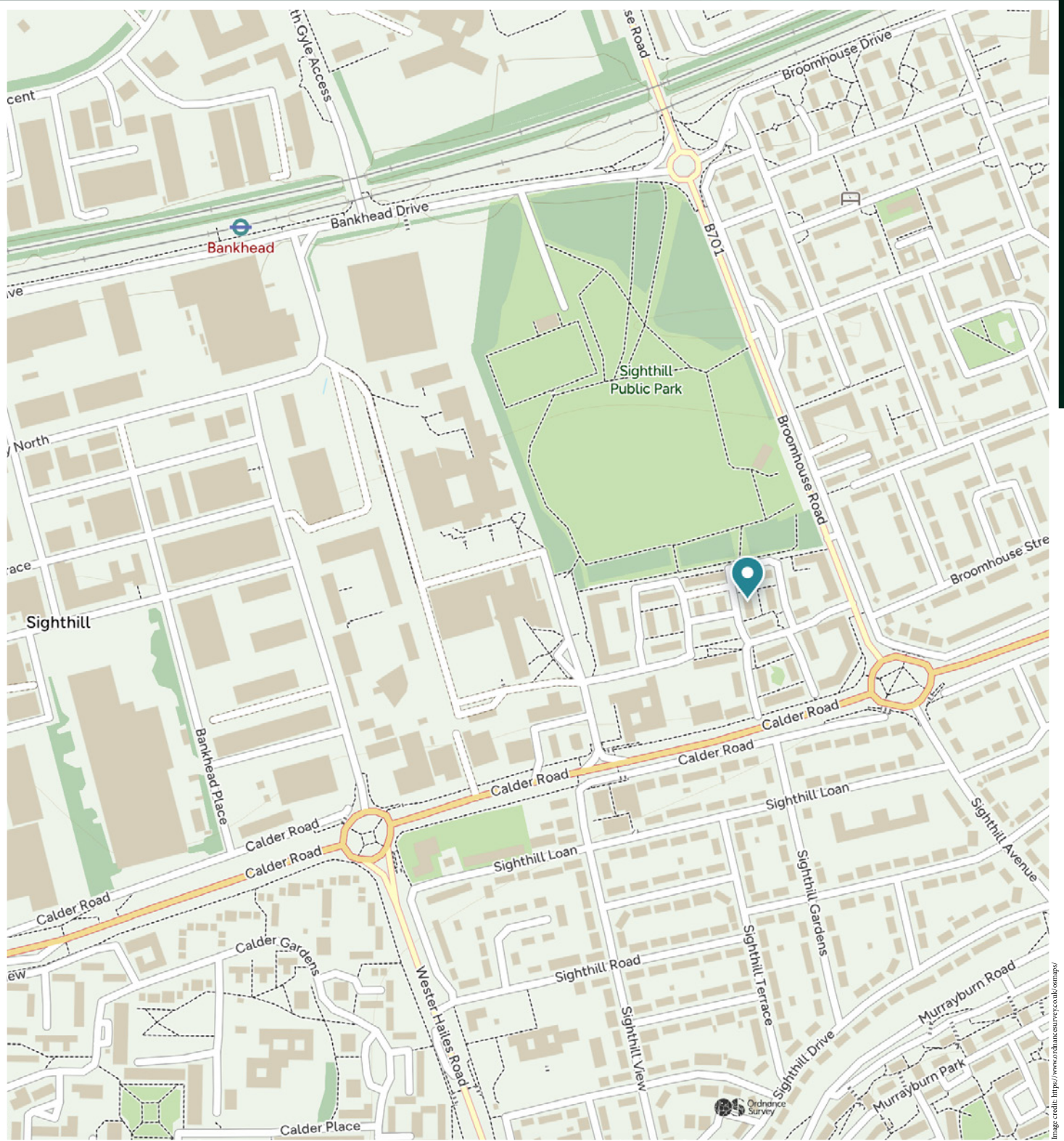
Gross internal floor area (m²): 90m²

EPC Rating: B

Floor Plan

Externally, the property enjoys enclosed front and rear gardens, thoughtfully developed to include flowers, fruit, vegetables, stepping stones and a greenhouse, creating private outdoor spaces with genuine character and interest. Ideally situated for access to Edinburgh City Centre and Edinburgh Airport, and with a superb range of amenities, retail options and schooling close by, the property will appeal to professionals, growing families and other buyers seeking a well-connected home.





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