

BELOW HOME REPORT VALUATION



NELSONS

46 Sighthill Terrace, Sighthill, Edinburgh, EH11 4QG

FIXED PRICE £122,995



PROPERTY DETAILS

This attractive well presented main door upper villa is pleasantly situated with a popular residential area close to good local day to day amenities and well placed for commuting by way of the M8/M9, City Bypass and Edinburgh Airport. In move in condition the light and airy accommodation merits internal viewing to be fully appreciated and comprises; entrance hall, large comfortable lounge, stylish well laid out kitchen, two spacious double bedrooms and appealing modern bathroom with shower. The attic has been floored to provide excellent storage. There is gas central heating and double glazing.



LOCATION

Sighthill Terrace is situated within an established residential area approximately five miles south west of Edinburgh's City Centre. Local shopping amenities are within the immediate area whilst the Gyle Shopping Centre and Hermiston Gait Retail Park are approximately two miles. The area is well served by both primary and secondary schooling. Edinburgh City By-pass is approximately two miles which in turn allows access to all central Scotland's main road arteries. Edinburgh International Airport is approximately four miles

ACCOMMODATION

Entered by way of an attractive UPVC door with glazed inset panels. Carpeted stairs and door to the upper hall.

UPPER HALL

Access hatch to loft. Access doors to:-

LOUNGE

(14'9" x 12'1" approx) (4.48m x 3.70m approx)

A comfortable light and airy well proportioned public room located with feature bay window to the front of the property providing excellent natural light. Laminate flooring. TV point. Telephone point. Ample power points.

KITCHEN

(10'11" x 8'1" approx) (3.32m x 2.50m approx)

A stylish well laid out kitchen comprising modern maple veneer base, glass display and wall mounted units with co-ordinating black coloured works surfaces and splashbacks. Circular sink unit. Free standing gas cooker. Fridge/freezer. Automatic washing machine. Dishwasher. Wall mounted central heating boiler. Ample power points. Window to side.

BEDROOM

(16'3" x 10'9" approx) (4.95m x 3.29m approx)

A large bright double bedroom located with window to the front of the property. Ample power points.

BEDROOM

(12'1" x 11'0" approx) (3.69m x 3.34m approx)

Another well presented and very spacious double bedroom located with window to side. Built-in storage cupboard. Ample power points.

BATHROOM

An appealing partly tiled bathroom comprising modern white three piece suite with contemporary shower unit over bath together with bi-folding shower screen. Towel/radiator. Attractive floor tiles. All fixtures and fittings included. Opaque window to side.

EXTRAS

All fitted floor coverings and blinds will be included in the sale together with the freestanding cooker, dishwasher, automatic washing machine and fridge/freezer.

GARDENS

There are private gardens to the rear and side of the property and the garden shed is included in the sale. Ample street parking is available within the area.

VIEWING

By appointment through Neilsons Property Department (0131 625 2222).



OFFERS:

**Neilsons Solicitors, 162 St John's Road,
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CL/DM

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.