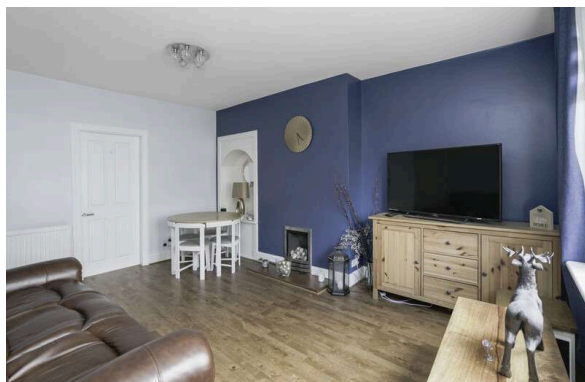




13 Sighthill Drive  
SIGHTHILL | EDINBURGH | EH11 4QW

  
**warners**  
solicitors & estate agents



## 13 Sighthill Drive

SIGHTHILL | EDINBURGH | EH11 4QW

Beautifully presented two bedroom lower villa, enjoying its own main door access and benefiting from a driveway and private garden to the front and rear. The property presents a lovely home within a popular residential area and comprises of a spacious living/dining room with feature decorative fireplace, two double bedrooms, modern kitchen with oven, gas hob and extractor hood fan, ah handy utility cupboard plumbed for a washing machine, a further cupboard with space for a fridge/freezer, and an elegant bathroom with mains shower over bath completes the accommodation. The property benefits from gas central heating and double glazing, and externally from a driveway, front garden laid to lawn, and large rear garden with decking and shed.

- Beautifully presented main door lower villa
- Entrance hallway with storage
- Spacious and bright living/dining room with decorative fireplace
- Modern fitted kitchen
- Two double bedrooms
- Family bathroom with mains shower over bath
- Gas central heating
- Double glazing
- Private driveway and garden laid to lawn to the front
- Private rear garden with decking area, shed and lawn
- Unrestricted on street parking

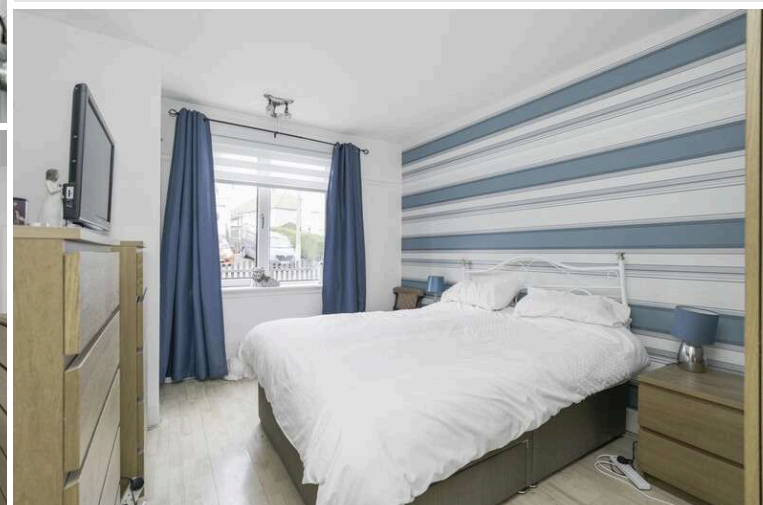
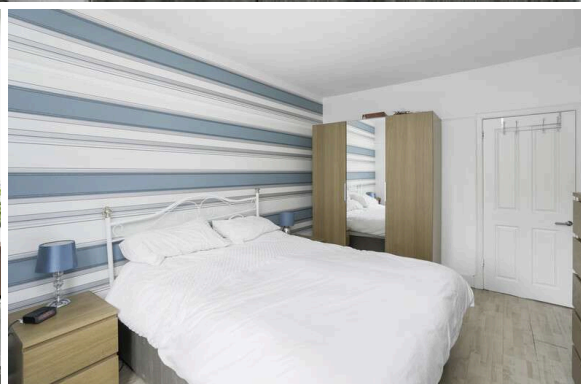
Included in the sale will be the blinds, curtains, dishwasher, fridge and freezer.

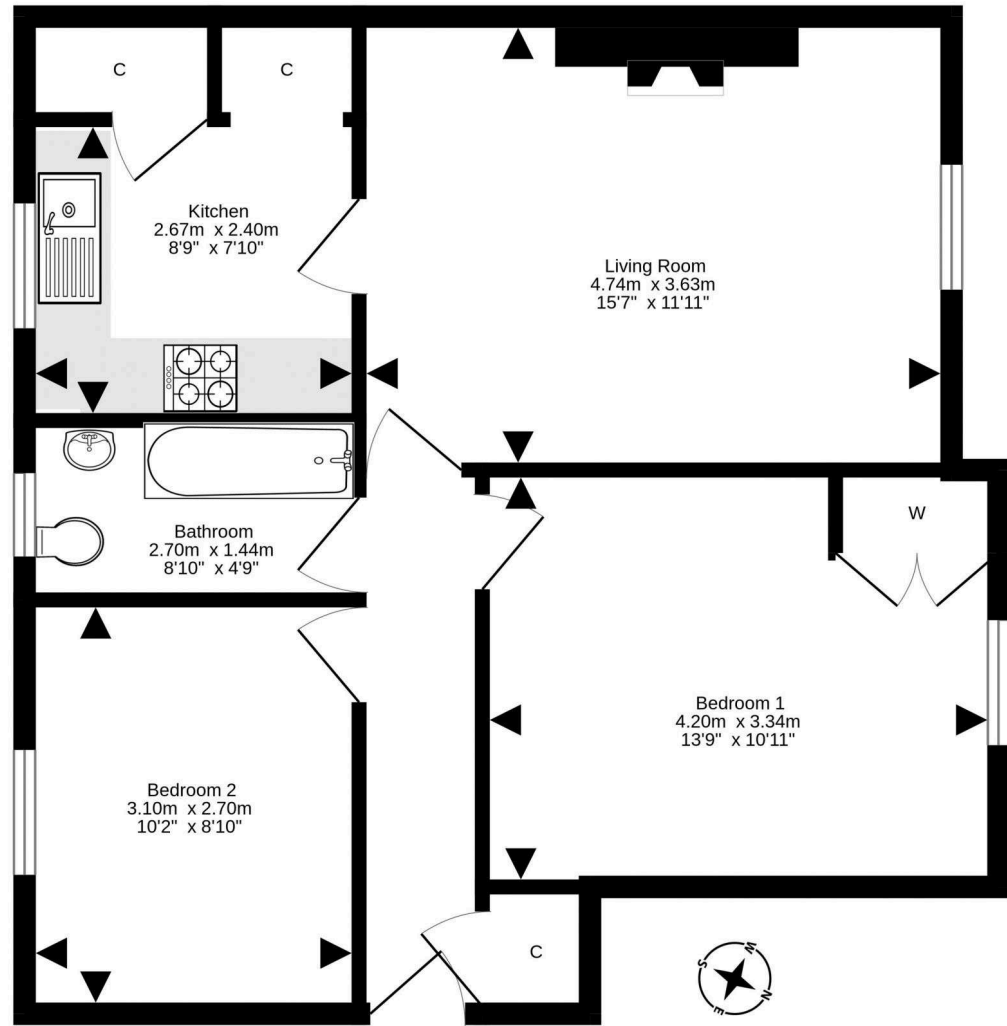
EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the popular Sighthill area of Edinburgh, which lies to the west of the city centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops can be found at the Wester Hailes Centre, with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema. The impressive Gyle Complex can be easily accessed, as can the Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus on hand for the more mature student. The property is also well placed for those working at the Edinburgh Business Park and the Royal Bank Headquarters at Gogar. An efficient bus service operates to other parts of the city and the city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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