



## 6 Sighthill Rise, Edinburgh, EH11 4PZ

Spacious, Three-Bedroom, End-Terrace Home with Gardens & Driveway

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# Property Description

Tastefully presented and spacious, three-bedroom, end-terrace family home, with immaculate gardens and a driveway. Set on a generous south-facing corner plot, located in an established residential area of Sighthill, west of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, three double bedrooms, a shower room and a WC.

Highlights include a good quality fitted kitchen with appliances, a modern shower suite, gas central heating and double glazing. In addition, there are well-proportioned room sizes and good integrated storage including a loft space.

Externally, the property benefits from gardens continuing to three aspects, including lawns, patios, a store shed, and an electric mix of flowering shrubbery.

A welcoming entrance affords access to the majority of the ground floor, including a storage cupboard and the stairs leading to the upper hall. Set to the front, a spacious living room features carpeted flooring, a gas fireplace and plain coving, and provides access to the rear-facing kitchen.

The stylish kitchen offers space for dining and garden access, whilst modern units include wood effect worktops, a tiled surround and a sink with drainer; with appliances including an integrated gas hob, oven, microwave, fridge/freezer, and a freestanding washing machine.

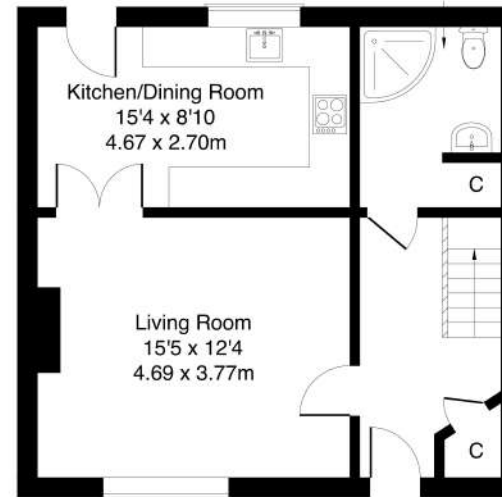
Completing the ground floor, the shower room is fitted with a modern suite including a mains mixer shower, tiled splash walls and flooring, and a ladder-style radiator.

On the upper floor, bedroom one is set to the rear, with laminate flooring and built-in wardrobe storage. Bedrooms two and three are set to the front, similarly well-sized, with bedroom two featuring laminate flooring; and bedroom three carpeted flooring and built-in wardrobe storage; whilst completing the accommodation, a convenient WC is set to the rear.

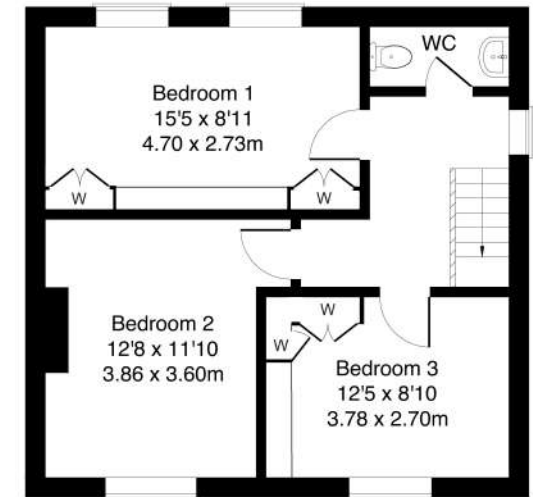
**mov<sup>8</sup> REAL ESTATE** 6 Sighthill Rise, Edinburgh, EH11 4PZ  
Estate Agents and Solicitors

Approximate Gross Internal Area: (1001 sq ft - 93 sq m.)

Shower Room  
6'4 x 5'4  
1.92 x 1.63m



Ground Floor



First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description





Sighthill is a well-established area to the west of the city centre, lying within easy reach of both Stevenson College and the Sighthill campus of Napier University. There is an excellent variety of shops, amenities and more extensive retail opportunities available at The Gyle Shopping Centre and Hermiston Gait Retail Park. Many

recreational facilities are available in the area, such as the Kingsknowe Golf Course, Sighthill Bowling Club, Pure Gym, Sighthill Public Park, and The Corn Exchange. A regular bus service operates to and from the city centre within the area, with the city bypass located a quick drive away, providing easy access to the M8 and the motorway





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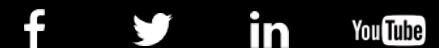
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