



77/6 Sighthill Drive
SIGHTHILL | EDINBURGH | EH11 4QJ


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Set on a quiet street, yet moments from excellent amenities and within easy reach of the Gyle and Hermiston Gait as well as the city centre is this two bedroom top floor apartment with rare private garden. Surrounded by quick transport links and pleasant walks this property would make an ideal first time buy or buy to let investment. The accommodation is in good condition and comprises welcoming entrance hallway, bright lounge with double windows and space for dining, fitted kitchen currently with 5 ring gas hob, oven and fan, cupboard, fridge/freezer, washing machine, dishwasher, dryer and also homes the boiler. There are also two good sized double bedrooms with built in storage and completing the accommodation is the shower room with shower and wc. The property also benefits from gas central heating, double glazing, free on street parking, private garden as well as shared garden.

- Two bedroom flat located in sought after area
- Welcoming hallway
- Bright Lounge and fitted kitchen
- Two spacious bedrooms with built in storage
- Shower room
- Partially floored attic with pull down ladder
- Private garden
- Free on street parking

Extras : All carpets, curtains, light fittings, dishwasher, washing machine, tumble dryer, fridge / freezer and the oven & hob will be included. EPC rating C.

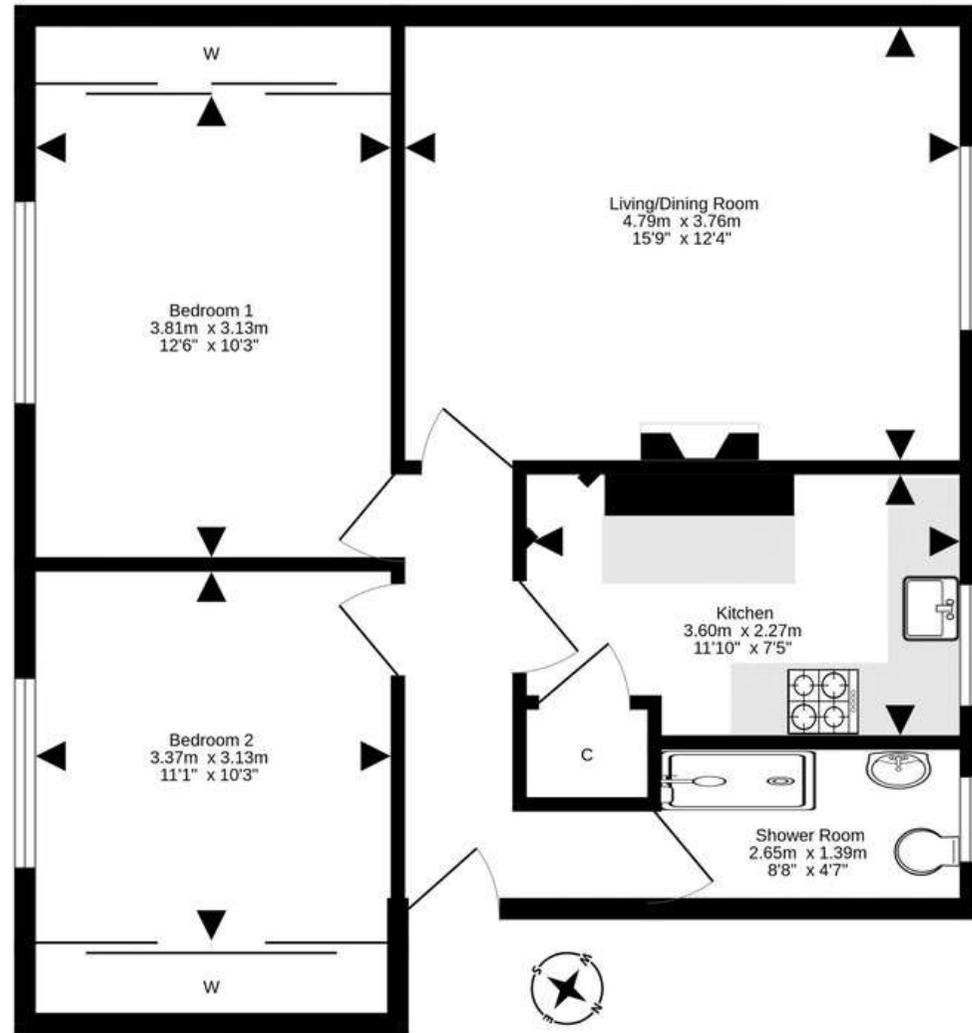


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is 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 of Scotland 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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