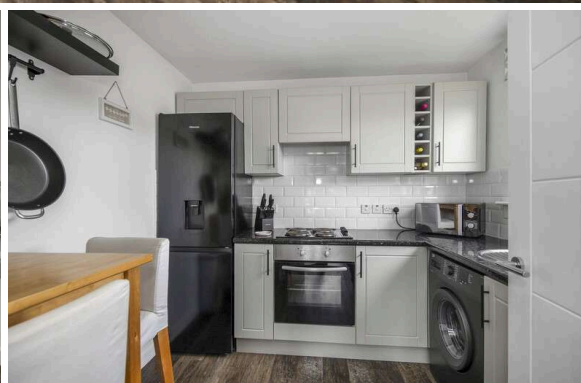




2/1 Larbourfield
SIGHTHILL | EDINBURGH | EH11 4QY


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2/1 Larbourfield

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Warners are delighted to bring to the market this immaculately presented ground floor flat which forms part of an established courtyard development within the popular residential area of Sighthill.

Upon entering the property, you are greeted with a welcoming entrance hallway providing leading to a bright and stylish lounge with twin window formation to the side which provides excellent natural light. The lounge provides direct access to a well-maintained kitchen offering a range of base and wall units with tiled splash backs. Completing the accommodation is a well-proportioned double bedroom with built-in mirrored wardrobes and a white bathroom suite with electric shower over bath. The property also offers a secure entry system, electric heating, double glazing and ample storage.

Serviced with excellent public transport links, together with a residents car park, the flat is ideally suited for those looking to commute into the city and beyond, within walking distance to tram stop.

Immaculately presented ground-floor flat

Bright and stylish lounge with twin windows

Well-maintained kitchen with a range of base and wall units

Double bedroom with mirrored wardrobes

Modern white bathroom suite

Secure entry system and private parking

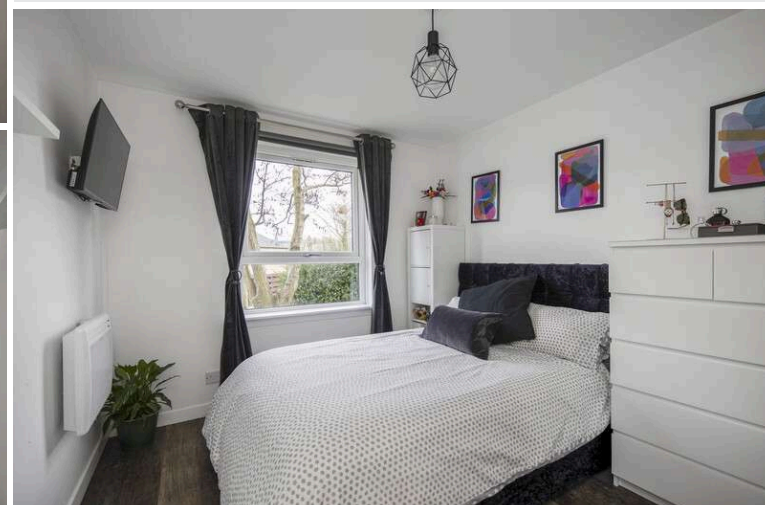
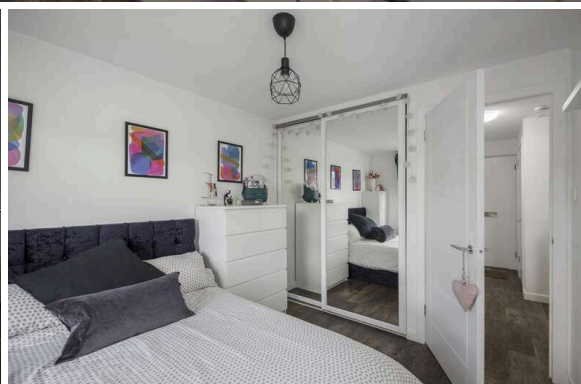
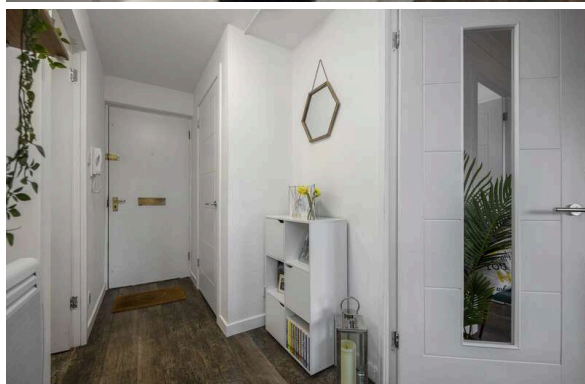
Private Communal Garden

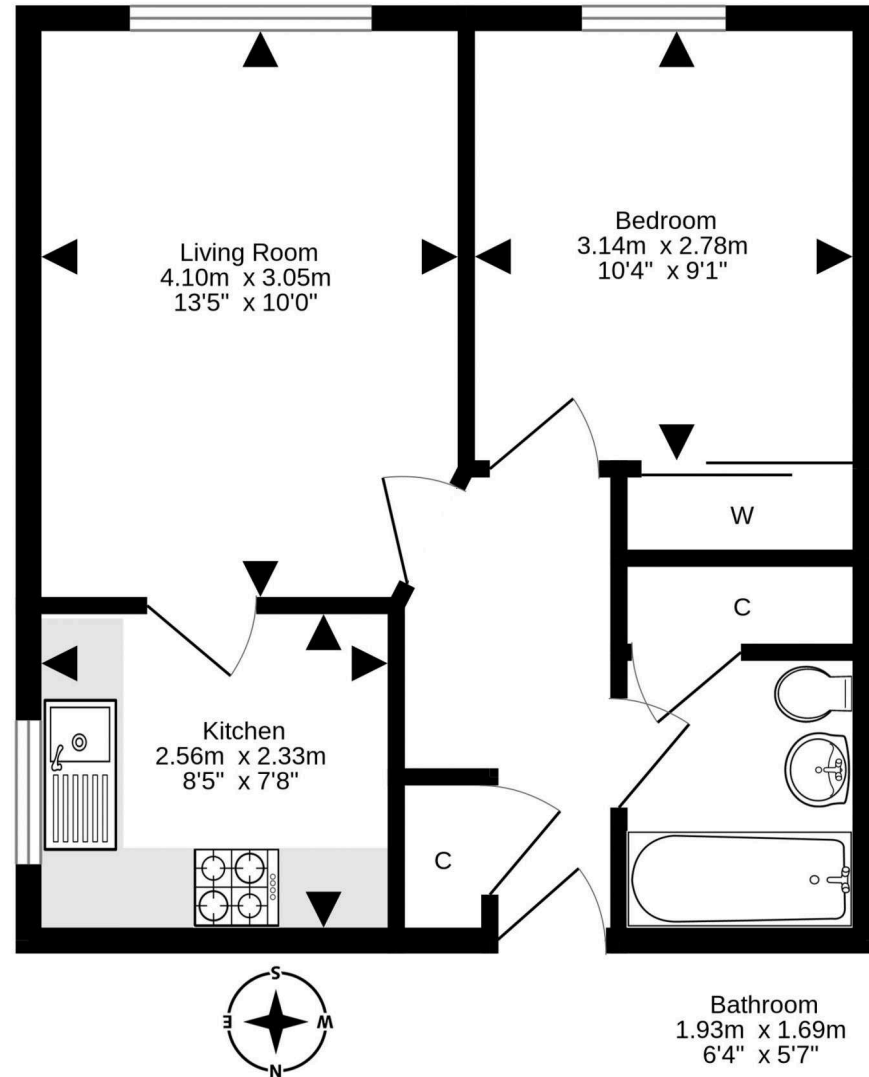
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in this sale is the fridge, washing machine, blinds and curtains. EPC band D

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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