



**36 Sighthill Street**

Sighthill, Edinburgh, EH11 4QQ

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This main-door upper villa is situated in an established residential area of Sighthill and is well-presented with stylish, contemporary interiors and tasteful décor. The villa offers a spacious living room, an attractive kitchen, three bedrooms, and a shower room, plus a well-kept garden and a private multi-car driveway.

A ground-floor entrance and staircase lead to a first-floor hall with storage, where the first glimpse of the stylish interiors is given, with understated décor and a comfortable fitted carpet. Leading off the hall and boasting a south-facing aspect is a living room, where a spacious footprint is provided for a choice of lounge furniture layouts. The room continues the welcoming impression of the hall with the same décor and carpeting, enhanced by a tasteful accent wall and classic coving. It also has a built-in cupboard which could accommodate a desk for studying/working from home, and features carpeting and shelving. In the kitchen across the hall, modern gloss-white wall and base cabinets, spacious worktops, and monochrome metro-tiled splashbacks. An oven, hob, and extractor hood are integrated, whilst a freestanding fridge/freezer will be included in the sale and provision is made for additional freestanding goods.

## Features

- Main-door upper villa in Sighthill
- Well-presented, contemporary interiors
- Ground-floor entrance and first-floor hall with storage
- South-facing living room
- Attractive, modern kitchen
- Three elegant double bedrooms
- Chic shower room with rainfall shower
- Well-kept rear garden
- Private multi-car driveway
- Gas central heating and double glazing
- EPC Rating - C









“Main-door upper villa in Sighthill  
with well-presented,  
contemporary interiors”









The villa accommodates three well-proportioned bedrooms, all tastefully decorated and fitted with carpets for optimum comfort underfoot. The bedrooms all offer plenty of space for freestanding furniture and the principal enjoys a sunny aspect. The home also has a fully floored attic. Finally, a contemporary, chicly styled shower room completes the accommodation on offer and comprises a walk-in enclosure with a rainfall showerhead, a WC-suite set into storage, and a tall chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the villa is complemented by a well-kept rear garden featuring a neat lawn, a gravelled area, a patio for outdoor seating, and a shed for storage. Off-street parking for three cars is provided by a private multi-car driveway.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and a fridge/freezer will be included in the sale.

## Sighthill, Edinburgh

Lying just six miles from the city centre, and enjoying excellent transport links, is the popular suburb of Sighthill. Well-served by everyday amenities, the area hosts an array of local shops, a medical centre and a library, while the nearby Gyle Shopping Centre houses a wealth of fashionable retail outlets, as well as a choice of supermarkets. The area's public park provides a pleasant space for outdoor recreation, whilst numerous gyms and leisure centres can be found in the surrounding area. Leading into the city, the scenic Union Canal is also popular with walkers, joggers, and cyclists, providing an idyllic walkway for summer strolls. Offering education facilities at all levels, there is primary and secondary education close by. Plus, Sighthill is home to Edinburgh College and Edinburgh Napier University campuses. Intersected by one of the city's main arteries, Sighthill benefits from frequent bus services, whilst nearby train stations provide frequent routes to Glasgow, into Edinburgh city centre, and across West Lothian and Stirlingshire. Due to its westerly location, the area also offers swift access to the Edinburgh City Bypass, Edinburgh International Airport, and the motorway network. Furthermore, there is a tramline close by for a direct route to the airport or the city centre.





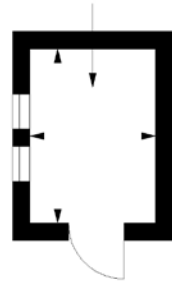




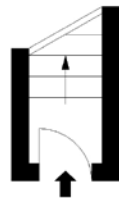
# Floorplan

Store  
Approx. 4.5 sq. metres (48.4 sq. feet)

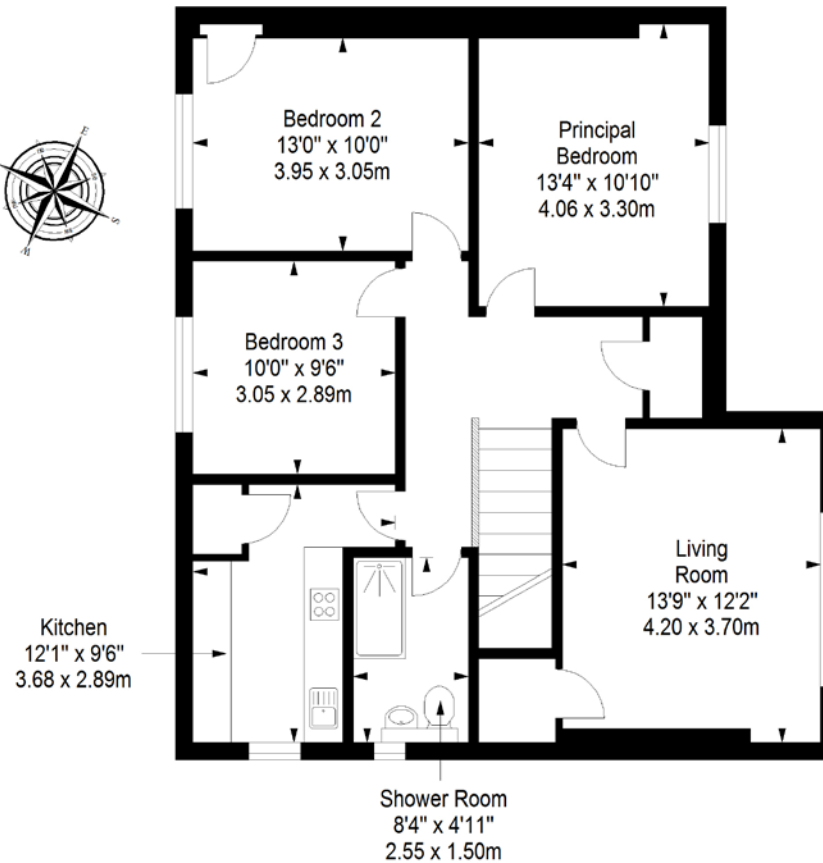
Store  
8'2" x 5'11"  
2.50 x 1.80m



Ground Floor  
Approx. 2.1 sq. metres (22.6 sq. feet)



First Floor  
Approx. 82.2 sq. metres (884.8 sq. feet)



Total area: approx. 88.8 sq. metres (955.8 sq. feet)

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