





McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

107 Sighthill Drive

EDINBURGH, EH11 4QF

107 Sighthill Drive, Edinburgh

A spacious two bedroom lower villa in a popular residential area with great commuter links to the centre of Edinburgh



Sighthill Drive is located in the Sighthill district of the city lying to the west of Edinburgh City centre. The area is well served by an excellent range of local amenities including shopping, transport, education and recreational facilities.

The Wester Hailes Shopping Centre, which is approximately ten minutes walk from the property, offers an excellent range of shops and a supermarket to serve all your necessary requirements. The Wester Hailes Education Centre, which again lies in close proximity to the property, offers an excellent range of recreational facilities such as swimming pool, badminton and squash courts.

Local schooling at both primary and secondary levels can be found within walking distance of the property. There are also regular bus services run to and from the city centre and the surrounding area.

McEwan Fraser Legal are delighted to bring to the market this spacious flat which is in excellent condition and would make a great investment purchase.

The property benefits from double glazing and a newly installed gas central heating system. The accommodation briefly consists of an entrance hall with storage, the hall leads directly into the large lounge with ample space for a dining table.

There are two spacious double bedrooms, one with access to the rear garden. The fully fitted kitchen benefits from a gas hob and a service hatch through to living room.

Finally, the property is completed internally with a fully-tiled bathroom with features a three piece suite with an electric shower over bath.

Externally there is private driveway for off-street parking, as well as front and back gardens. There is also further on-street parking available.


LOUNGE





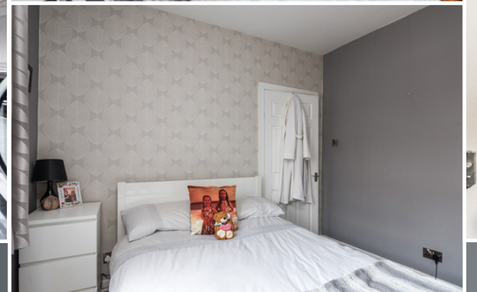





KITCHEN


BEDROOM ONE






BEDROOM TWO




BATHROOM



Approximate Dimensions (Taken from the widest point)

Lounge	4.75m (15'7") x 3.68m (12'1")
Kitchen	3.14m (10'4") x 2.52m (8'3")
Bedroom 1	3.67m (12') x 3.09m (10'2")
Bedroom 2	3.20m (10'6") x 2.85m (9'4")
Bathroom	2.29m (7'6") x 1.83m (6')

Gross internal floor area (m^2)

68m^2

EPC Rating

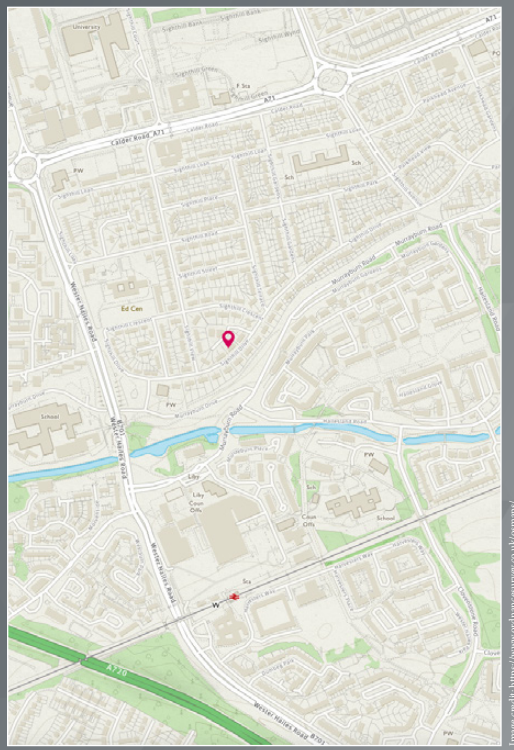
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Buyer's Premium Value

£ 4000

Extras (Included in the sale)

Washer/dryer, gas hob, electric oven, extractor hood, curtains, blinds, floor coverings and light fittings.



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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES



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