










Offers Over

**£195,000**

## 53 Sighthill View

Sighthill | Edinburgh | EH11 4PU

Neilsons are delighted to offer to market this well-proportioned three bedroom double upper villa, pleasantly situated within the popular residential area of Sighthill. Close to excellent local day-to-day amenities and well placed for commuting, the property would undoubtedly appeal to first-time buyers, investors and growing families with early viewing highly recommended.

-  3 beds
-  1 public
-  1 bathroom
-  Private rear garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - C



## Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance staircase leading to the landing, bright and airy lounge/diner with a bay window and shelved press cupboard, fully-fitted kitchen with a range of integrated white goods while being finished with stylish gloss units and a dark worktop, principal attic conversion double bedroom with ample space for freestanding furniture, triple aspect outlook and stunning views of Arthur's Seat, partially-tiled en-suite two-piece W/C, good sized first floor double bedroom with room for different configurations, large single bedroom, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

The property also benefits from gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the rear there is a lovely garden space laid to lawn with a storage shed, making for an ideal spot for residents to make their own. For the car owner, there is on-street free parking for both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

The subjects are in the popular residential area of Sighthill, 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 including Hermiston Gait and the Gyle Shopping Centre along with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema. Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus all easily accessible. The property is well placed for easy access to Edinburgh Business Park and the Royal Bank Headquarters at Gogar. An efficient bus service operates to many parts of the City and the City Bypass and main motorway networks are also close by.



Approx. Internal Area 83.84 Sq M / 902 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

