



45 Sighthill Drive,
Edinburgh,
EH11 4QW



Upper Flat



accommodation

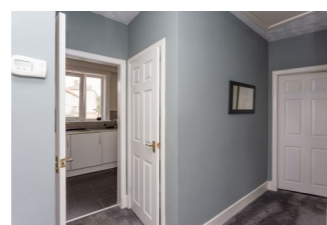
- Entrance stair & hall
- Sitting room
- Fitted kitchen
- Two double bedrooms
- Shower room

features

- Gas central heating
- Double glazing
- Enclosed private garden
- Partially floored attic
- Unrestricted on street parking

description

Excellent upper villa flat in a quiet residential location, ideally placed for commuting into the City Centre or to the west and north via the city by pass. The accommodation comprises entrance stair and upper hall with storage cupboard and access hatch to the partially floored attic, sitting room / dining room with twin windows to the front, fitted kitchen with oven, hob and extractor hood, master bedroom with wardrobes, second double bedroom with storage cupboard and shower room with white 2 piece suite, corner shower cubicle and wet wall panels. There is an area of enclosed rear garden with patio, lawn area and garden shed. Overall, this is a spacious upper villa flat and early viewing is highly recommended.



EPC:
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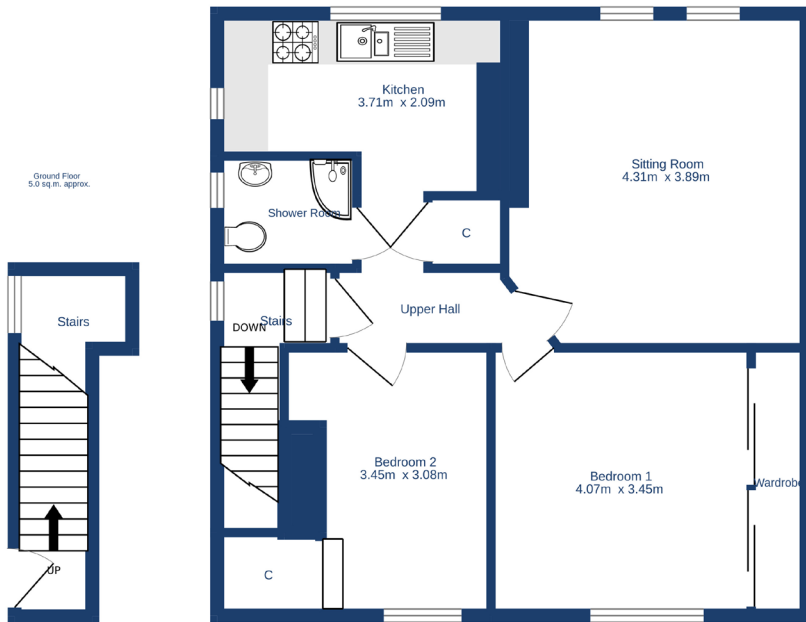
Home Report
Value: £165,000

Items to be included:

Fitted flooring, ceiling light fittings, oven, hob and extractor hood, garden shed.



First Floor
64.9 sq.m. approx.



TOTAL FLOOR AREA : 69.8 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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