



5 Sighthill Avenue, Edinburgh, EH11 4QU, Edinburgh, EH11 4QU, Sighthill , Edinburgh West

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Boyd Legal are delighted to present to the market this most attractive, bright and spacious main door lower villa, situated in the popular residential area of Sighthill. The property is beautifully presented, warm, welcoming and in good decorative order throughout. The accommodation comprises; a welcoming entrance hallway, a good-sized living room with space to accommodate a dining table and chairs with ease, a modern fitted kitchen, rear porch, two good sized double bedrooms and bathroom with shower over the bath. The property further benefits from gas central heating, newly installed double glazing, good storage facilities, well-tended private gardens to the front and rear of the property. There is ample on street parking available to the front. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size, standard and the quality of accommodation on offer.

Location

Located approximately six miles from the city centre, and enjoying excellent transport links, is the popular suburb of Sighthill. The area is 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 retail outlets, as well as a Marks & Spencer and a Morrisons supermarket. The nearby open greenspaces provide a pleasant area for outdoor recreation, whilst numerous gyms and leisure centres can be found in the surrounding areas. The scenic Union Canal leading into the city is also popular with walkers and cyclists. Offering education facilities at all levels, Sighthill falls within the catchment area for Murrayburn Primary School and Forrester High School, whilst also being 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, and across West Lothian and Stirlingshire. Due to its westerly location, the area also offers swift access to the Edinburgh City Bypass, Edinburgh Airport, a tram line close by, and the motorway network.

BASE INFORMATION:

Rooms	: 1
Bed	: 2