



10 Sighthill Street

Sighthill, Edinburgh, EH11 4QQ



Property Summary

This main-door upper villa has a central location in Sighthill, in easy reach of transport links, local amenities, and schools, including the Edinburgh College and Napier Campuses. The three-bedroom home offers bright and spacious rooms that are lightly decorated. It also has a private garden and a floored attic, which adds further potential. Whilst some buyers may find it beneficial to apply cosmetic upgrades, the home remains an excellent opportunity for families, first-time purchasers, commuting professionals, and rental investors alike.

Extras: all fitted floor and window coverings, light fittings, a gas cooker, a fridge/freezer, a washer, and a dryer to be included in the sale.

Property Features

- Spacious upper villa located in Sighthill
- Private main-door entrance
- Central hall leading to all accommodation
- South-facing living room with bay window
- Galley-style fitted kitchen
- Two double bedrooms with wardrobes
- Third versatile double bedroom
- Bright three-piece shower room
- Floored attic for storage/creative use
- Well-maintained private garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D

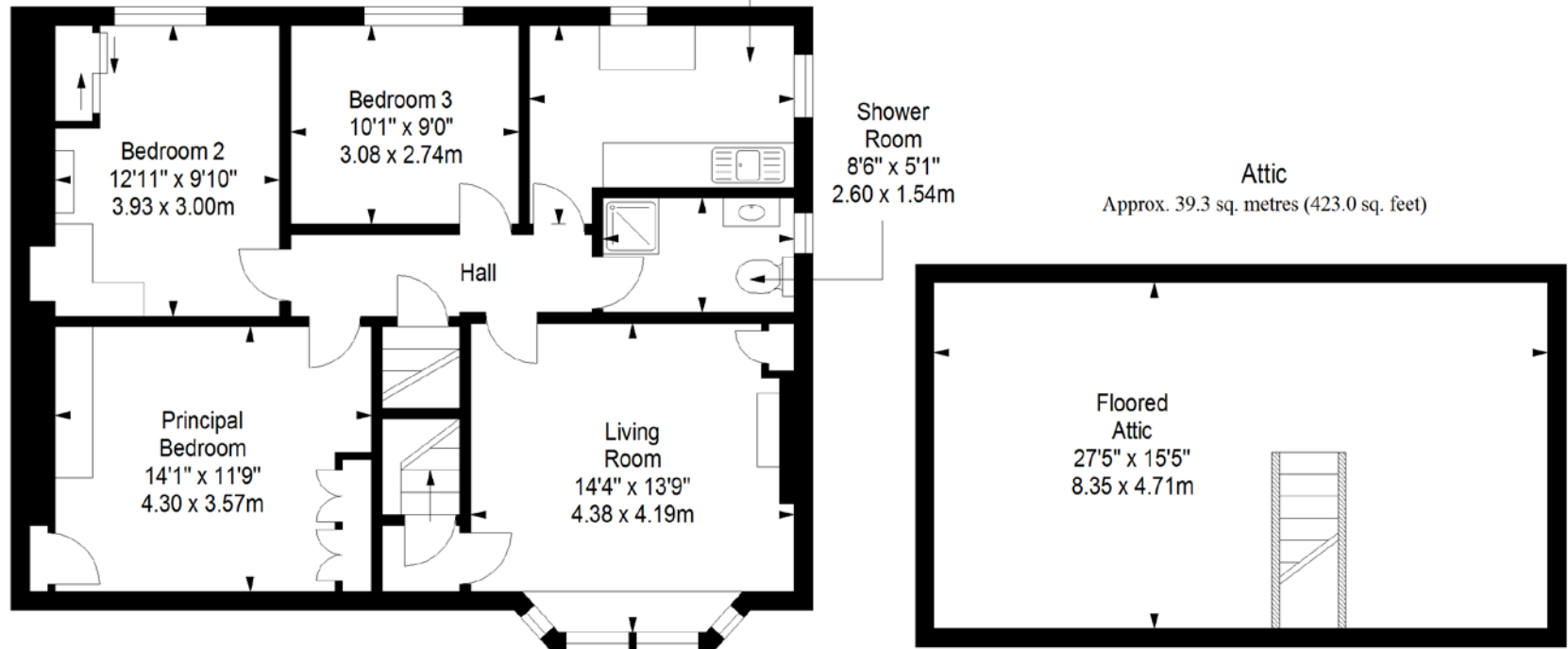


Floorplan

Ground Floor
Approx. 2.2 sq. metres (23.7 sq. feet)

First Floor
Approx. 80.4 sq. metres (865.5 sq. feet)

Kitchen
11'10" x 8'10"
3.60 x 2.70m



Attic
Approx. 39.3 sq. metres (423.0 sq. feet)

Total area: approx. 121.9 sq. metres (1312.2 sq. feet)

All Enquiries to our Property Department:

01501 740345 | ss@sneddons-ssc.co.uk | www.sneddonmorrison.co.uk

14 East Main Street, Whitburn, West Lothian EH47 0RB

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106