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86 SIGHTHILL LOAN



District

Sighthill

House Type

Upper Villa flat

Price

Offers Around £115,000

This flat, which last changed hands 30 years ago, is situated approximately in the middle of Sighthill Loan, which runs parallel to Calder Road on its south side. Over recent years there has been some upgrading work done – for example there is a fairly new gas central heating system and the windows to the front are fitted with new double glazed units. However, putting all cards on the table, the flat is now requiring to be brought into the modern era and so you would be looking to put in a new kitchen a more modern bathroom and refreshing all the decor. Externally there is some repair work about to be carried out to the gable end, to guttering and on the roof, replacing any broken tiles and so on where necessary. You can therefore be re-assured that any essential work will have been undertaken - the cost of this will be met by the sellers, so there are no concerns on that score. The accommodation comprises:

**STAIRS TO FIRST FLOOR LEVEL, HALLWAY, LOUNGE, KITCHEN,
THREE DOUBLE BEDROOMS, BATHROOM**

To the front, the house enjoys some nice views towards the Pentland Hills, and being south facing it enjoys sunshine for a good part of the day. At the back of the house there is a neat very sunny garden where it will be pleasant to sit and read the Sunday papers or to relax and enjoy al fresco barbecues. A distinct bonus with this property is that the driveway (which could take 3 cars) and the garage belong solely to this flat.

For those with school age children, there is a primary school at one end of the Loan which is an easy walk away and for secondary age the closest would be the extensive Wester Hailes Education Centre. If you are looking to invest in a student property for letting, then you have a ready market for the nearby Stevenson College or for Napier University campus.

In terms of shopping and leisure facilities, you are almost spoilt for choice, as the flat is within easy reach of a considerable number of major centres as Calder Road takes you easily into town, or into the number of centres located on the western fringe of the City. There is a small parade of local shops very close by.

Viewing: Sunday 2-3pm or call 0131 334 8977 to make an appointment.

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Accommodation

Stairs and Hallway

Carpeted, these lead up from the front door to the hallway, which gives access to all the rooms in the flat. There is a good walk in storage cupboard.

Lounge

13'9 by 13'1 4m20 x 4m

This bay windowed room is a good size. There is a electric coal effect fire with a marble hearth and stone surround. Donkey brown carpet. Glass panelled door.

Kitchen

9' by 8' 2m74 x 2m43

You are really looking to ripping this all out and starting from scratch. It has a nice outlook to the back gardens. Electric cooker. Automatic washing machine.

Dining Room/ Bedroom 3

12'11 by 9'2 3m94 x 2m80

Currently used as a dining room, this also looks out over the gardens to the back. Please note that the wooden chandelier light fitting will not be left. Shelved press.

Bedroom 1

12'2 by 10'8 3m70 x 3m25

This is a sunny room with a view to the hills. There is a sizeable fitted walk in wardrobe.

Bedroom 2

12'11 by 9'2 3m94 x 2m80

A quiet room, to the back of the flat

Bathroom

This has a three piece brown suite, with matching tiling and an electric shower. It is perfectly functional, but it is perhaps just a touch dated. Not antique!

These particulars, whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers.

