

Flat 7,2 Glenalmond Place

SIGHTHILL, EDINBURGH, EH11 4FF



*McEWAN FRASER IS DELIGHTED TO PRESENT THIS
SUPERB MODERN ONE-BEDROOM APARTMENT*



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McEwan Fraser is delighted to present this superb modern one-bedroom apartment that is presented to the market in excellent condition. The property has generous proportions with 56m² of living space, substantially more than would be found in a traditional tenement flat at this price point. The property boasts modern insulation, gas central heating, and double glazing, creating a cosy and cost-effective modern home. Further benefits include integrated storage, a secure entry system, residents' parking, a secure bike store, good local amenities, and excellent transport links via bus and tram.

The accommodation is focused on a beautiful dual aspect open-plan kitchen and living room. Naturally bright and boasting contemporary décor, the living area has ample space for a variety of different furniture arrangements. This will give a new owner plenty of flexibility as they create their ideal entertaining space. The adjacent kitchen has a full range of base and wall-mounted units offering excellent prep and storage space. There is a range of integrated appliances including a gas hob, an electric oven, a washing machine, a fridge freezer, and a dishwasher.



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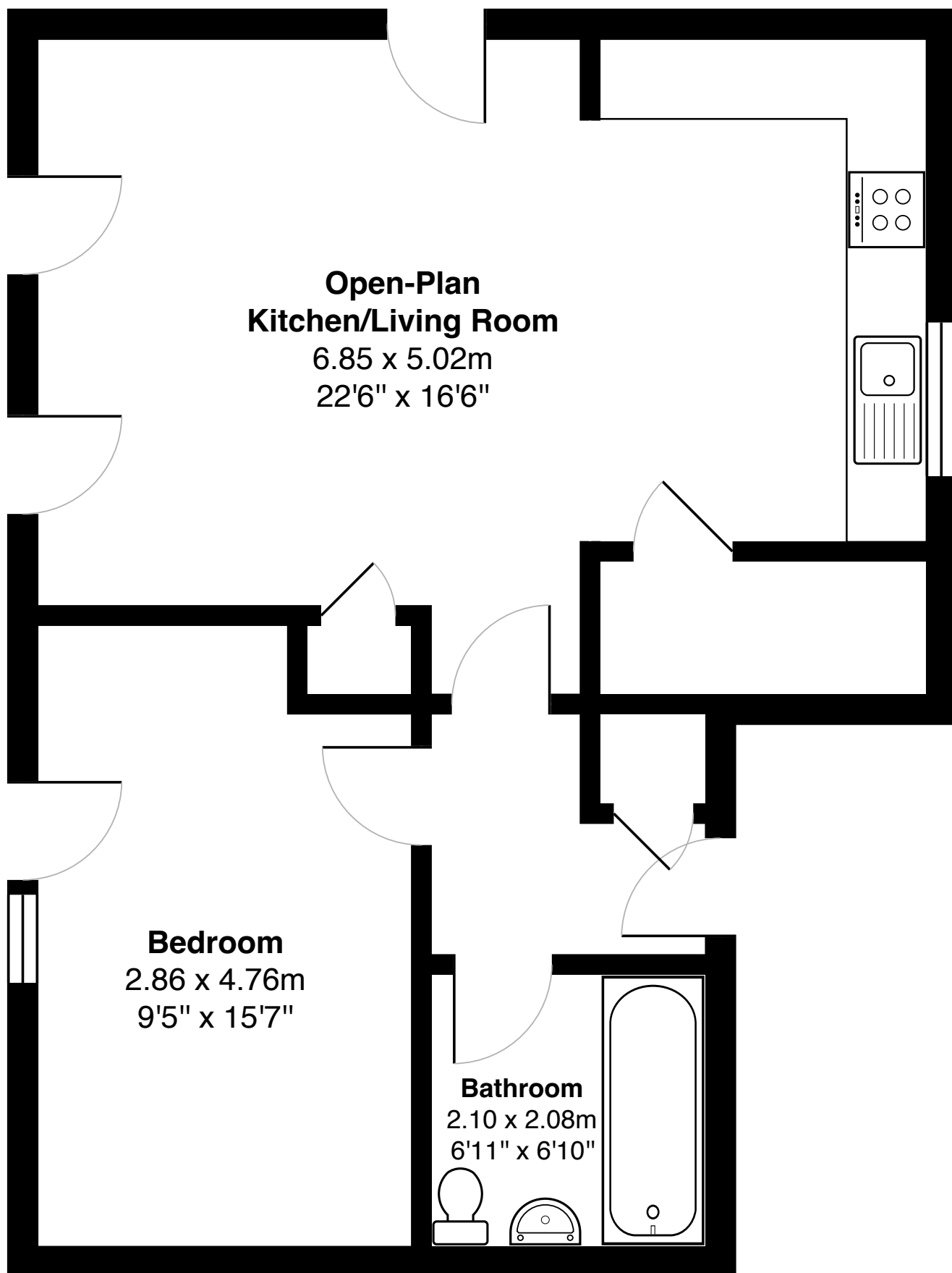
The bedroom is a generous double with a Juliet balcony, excellent levels of natural light, and ample space for a full suite of free-standing bedroom furniture.





The internal accommodation is completed by the bathroom, which is partially tiled, and includes a white three-piece suite with a mains shower over the bath. This is a fantastic apartment that would make a superb first-time buy or sound buy-to-let investment. Internal viewing is highly recommended.





Gross internal floor area (m²): 56m²

EPC Rating: B

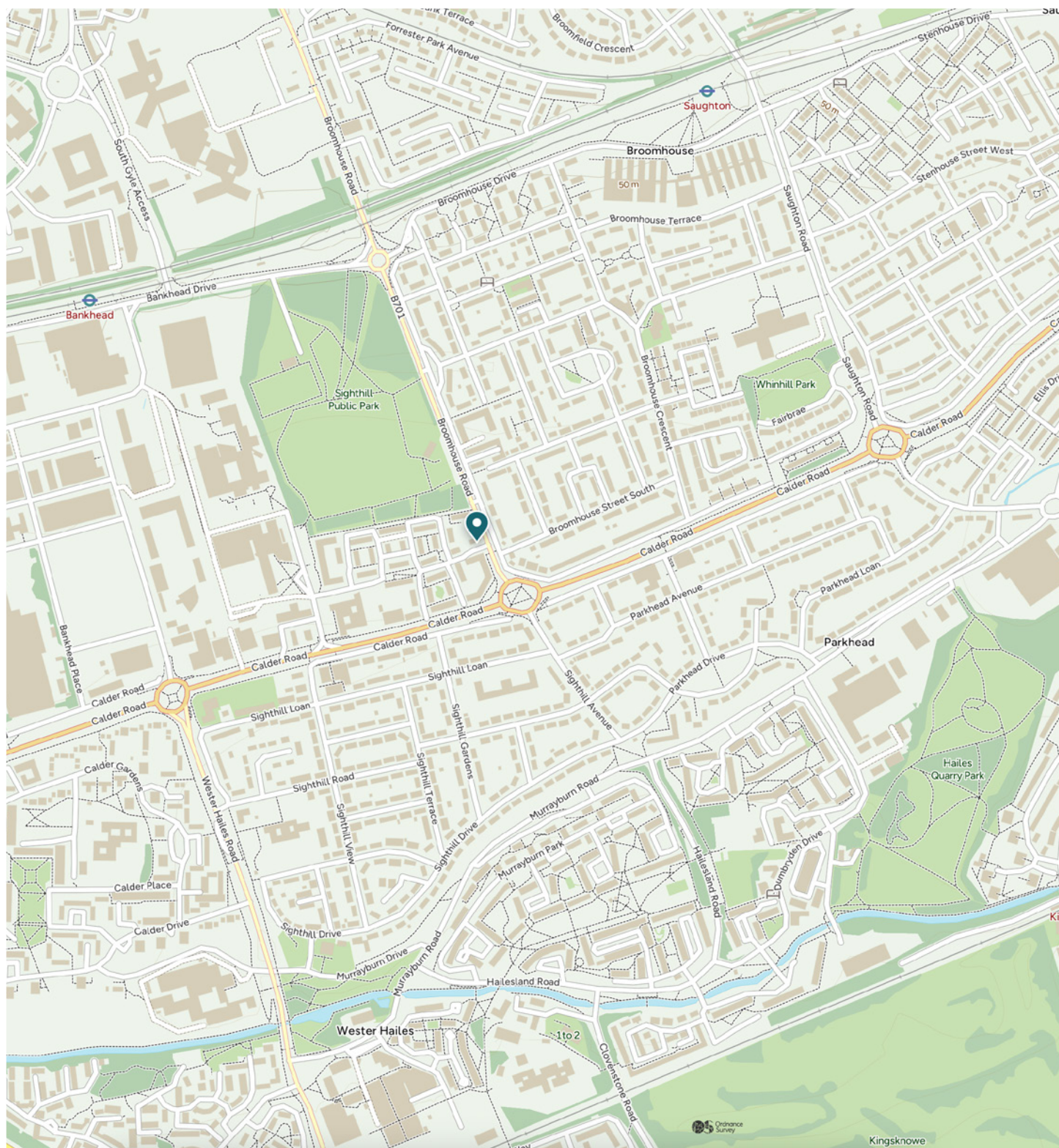




Looking to step onto the property ladder in Edinburgh without breaking the bank? Sighthill could be your ideal launchpad. This west Edinburgh neighbourhood is rapidly transforming into a sought-after area for young professionals, first-time buyers, and students, thanks to its mix of affordability, excellent transport links, and growing amenities. Just a short bus or tram ride from the city centre and with easy access to the City Bypass, the M8, and Edinburgh Park, Sighthill is perfectly placed for commuting, whether you work in tech, finance, or education. The area is also close to Napier University and Heriot-Watt, making it a popular choice for recent graduates ready to buy their first home.

The property market here offers great value, with modern flats and well-maintained ex-local authority buildings providing spacious living without the premium price tag you'll find in central postcodes. Many flats come with green space, parking, and great views, ideal for young buyers wanting more room to grow. But Sighthill isn't just about practicality. It's seeing a wave of regeneration, with new leisure and retail developments, including nearby Hermiston Gait and The Gyle shopping centre. Gyms, parks, and coffee spots are popping up, and you're never far from your next brunch or workout. If you're a first-time buyer looking for a smart investment and a strong sense of community, Sighthill is worth a closer look. It's a neighbourhood with potential, and the time to get in is now.

The Location



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