



Deans Properties

Deans Solicitors and Estate Agents LLP



**207 Calder Road
Parkhead, EH11 4RG**



DOUBLE UPPER

- Living Room
- Kitchen
- Dining Room/Bedroom 3
- Two Double Bedrooms
- Study
- Bathroom
- Private Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating - D



This generously proportioned double upper with lovely views to the Pentland Hills is located in Parkhead in west Edinburgh, close to a variety of convenient amenities and regular public transport links via bus and tram. The accommodation lies over two floors and is accessed via a private side entrance. The first floor comprises; spacious living room, modern kitchen, good-sized double bedroom, dining room/bedroom 3 and family bathroom. There is a further large double bedroom on the upper floor with excellent built-in storage and a study/dressing room. There is a neatly maintained, private garden to the rear and free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood and lightshades. The appliances included are sold as seen with no warranty provided.

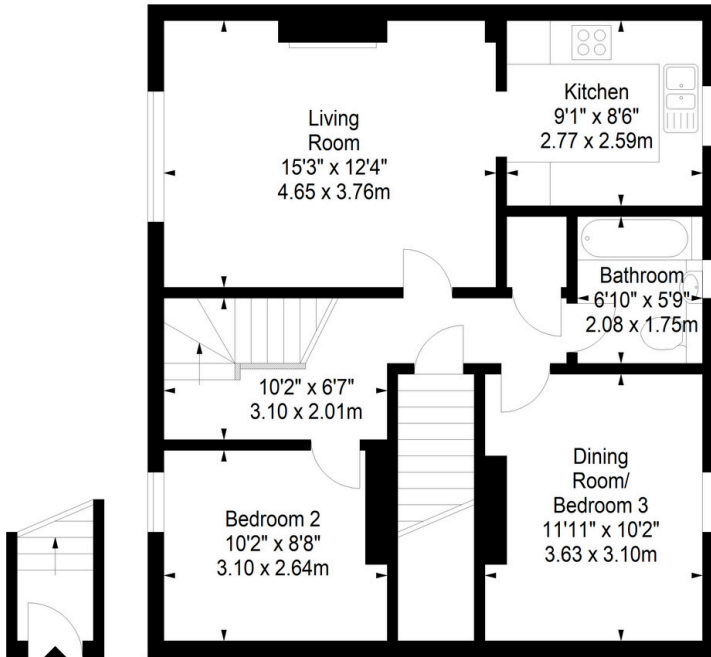
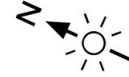




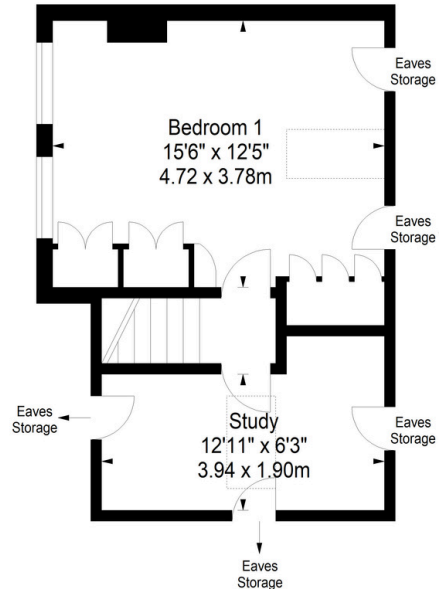
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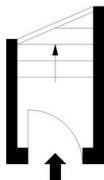
Approx. Gross Internal Area
1045 Sq Ft - 97.08 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



Second Floor



Ground
Floor
Entrance



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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