










Solicitors & Estate Agents



39 Parkhead Drive

Parkhead | Edinburgh | EH11 4SP

Generously proportioned three bedroom upper villa with a large private garden, quietly located within the popular district of Parkhead. Conveniently positioned close to superb local amenities, schooling and transport links, the property is ideally suited to first-time buyers, growing families and buy-to-let investors.

-  3 beds
-  1 public
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - C



Description

Internally, the property is presented in a move-in condition while briefly comprising of; entrance staircase with a handy storage cupboard, landing with access to the partially-floored attic, bright and spacious lounge/diner with a press cupboard and a leafy front-facing aspect, fully-fitted kitchen with a range of included white goods, tiling in splash areas, and ample base and wall-mounted units whilst being styled with clean white units and worktops, first sizeable double bedroom with another press cupboard, lovely dual-aspect outlook and ample space for different configurations, two further good sized double bedroom with space for freestanding furniture, and a fully-paneled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; freestanding cooker and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the property lies a substantial private garden space laid with a well-kept lawn, slabbed patio and chipstone area. The garden offers tons of potential for new purchasers to make their own. For the car owner, there is unrestricted on-street free parking to accommodate residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

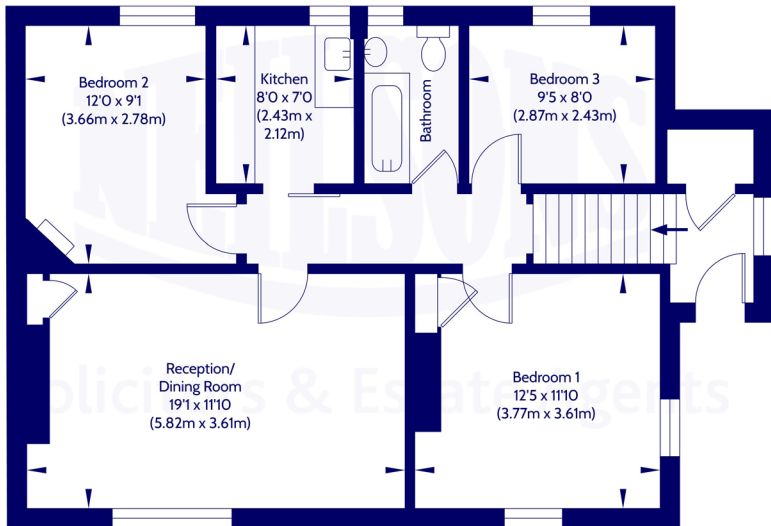
Parkhead is a mature and popular area of Edinburgh close to both Edinburgh College, the Sighthill Campus of Napier University, Heriott Watt University, with walkable access to local parks, the Union Canal and Water of Leith Walkway. A good variety of shops serves the local community with more extensive retail opportunities available at the Gyle and Hermiston Gait retail parks. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. Edinburgh City Bypass and the M8, M9 and M90 motorway networks are also within easy reach, as well as local and regional rail connections. The area is also convenient for those connected with the Edinburgh Business Park, the Royal Bank Headquarters at Gogar and Heriott Watt University.





Approx. Gross Internal Floor Area 76.03 Sq M / 818 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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