










Solicitors & Estate Agents



## 85 Parkhead Loan

Parkhead | Edinburgh | EH11 4SL

Neilsons are delighted to present to market this two bedroom lower villa, quietly situated in the popular residential area of Parkhead, close to local amenities and transport links. Well presented throughout, and with the added benefit of private gardens and a driveway, this property is sure to appeal to a variety of purchasers including first time buyers, professionals and downsizers.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Front and rear gardens
-  Driveway
-  EPC rating – C
-  Council tax band - C



## Description

The well-proportioned accommodation briefly comprises; entrance vestibule and hallway with two deep storage cupboards, bright lounge/dining room, fitted kitchen with a range of wall and base units with co-ordinated worktops and a door to the garden, two double bedrooms both with a built in cupboard, and a fully tiled bathroom with a white suite and shower over the bath. The property also benefits from gas central heating (new boiler and radiators in 2024), double glazing, and security lights and cameras.



## Extras

All fixtures and fittings will be included in the sale along with the gas hob and oven, dishwasher, washing machine, freestanding wardrobe in bedroom one, and the garden shed.

## Gardens and Parking

A pebbled front garden welcomes you to the property, and to the rear is a fully enclosed south facing garden with paving, pebbles and flowering borders, offering a place for dining and relaxing in the warmer months. A driveway provides off street parking and unrestricted on street parking is also available.

## Viewing

By appointment through Neilsons (0131 625 2222).





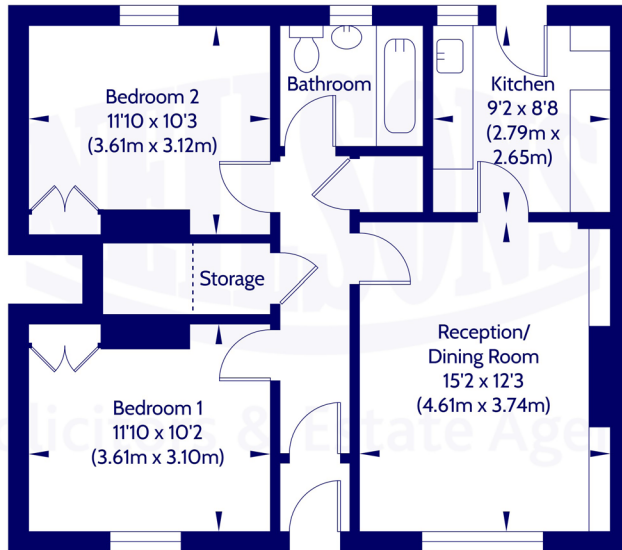


## Location

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 Heriot Watt University.



Approx. Gross Internal Floor Area 63.5 Sq M / 683 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

