



Solicitors & Estate Agents










Offers Over

£180,000

11 Parkhead Drive

Parkhead | Edinburgh | EH11 4SR

Spacious and beautifully presented extended main door lower villa with driveway and private garden is quietly located within the popular residential area of Parkhead close to a host of excellent local amenities and transport links. The property would make an excellent purchase for the young professionals/families.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
- Box room
-  Driveway
-  Private garden
-  EPC rating – C
-  Council tax band – C



Description

In brief the accommodation comprises; welcoming entrance hallway with excellent built-in storage, generously proportioned and bright lounge/dining room, stylish fitted kitchen, light and airy principal bedroom with fitted corner wardrobes, second well proportioned bedroom, useful box room/study and modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the fridge/freezer, gas hob, oven and washing machine. Other items of furniture can be made available by separate negotiation.

Gardens & Driveway

To the front lies a section of private garden together with a fantastic sized driveway providing off-street parking. To the rear, there is a private garden which has been beautifully maintained mainly laid to lawn with an area of patio. The storage container, shed and garden table and chairs will also be included in the sale.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

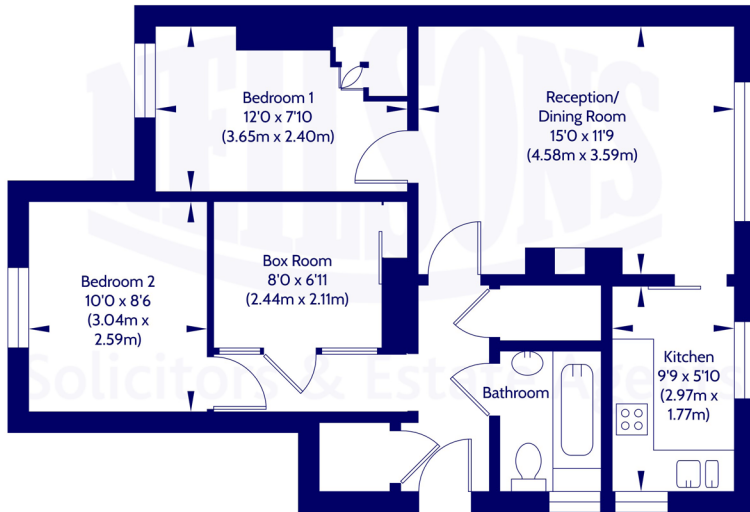
Parkhead is a mature and popular area of Edinburgh close to both Edinburgh College and the Sighthill Campus of Napier University. A good variety of shops serves the local community with more extensive retail opportunities available at the Gyle and Hermiston Gait retail parks. Schooling is well represented 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. The area is also convenient for those connected with the Edinburgh Business Park and the Royal Bank Headquarters at Gogar.





Approx. Gross Internal Floor Area 59.3 Sq M / 638 Sq Ft.

Ground 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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