










Offers Over

£160,000

1 Parkhead Crescent

Parkhead | Edinburgh | EH11 4RY

This main door lower villa offers a superb opportunity for a first time buyer, benefiting from private gardens to the front and rear together with free on street parking. The property is presented to the market chain free and enjoys a convenient location with excellent transport links and easy access to Heriot Watt University, Napier University and Edinburgh College.

-  2 bedrooms
-  1 reception room
-  1 bathroom
-  Private front and rear gardens
-  Free on street parking
-  EPC Rating – D
-  Council Tax Band – C



Description

The accommodation is in good decorative order throughout and comprises a welcoming hall with two generous storage cupboards, one housing a modern condensing boiler installed just two years ago and the other containing the fridge freezer. The reception room is set to the front of the property with a pleasant outlook and direct access to the kitchen and offers ample space for both living and dining furniture. The kitchen is dual aspect with windows to the front and side and is fitted with a good range of wall and base units incorporating a cooker and washing machine. There are two well-proportioned double bedrooms, both quietly positioned to the rear overlooking the garden. The bathroom is fitted with a modern white suite with shower over the bath and is fully ceramic tiled. The property further benefits from gas central heating and full double glazing.



Extras

The white goods are included in the sale along with all fitted carpets and floor coverings and light fittings.

Gardens and Parking

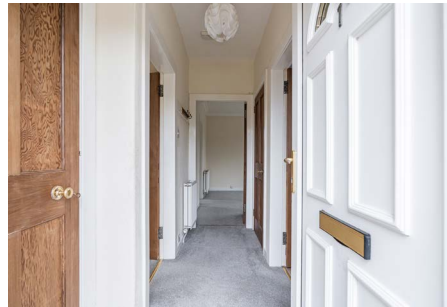
The property benefits from good sized private gardens to both the front and rear, with the fully enclosed rear garden offering a safe space for children or pets to play. Both front and rear gardens are laid to lawn with a paved pathway giving access between the two. Ample free and unrestricted on street parking is available.

Note

Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

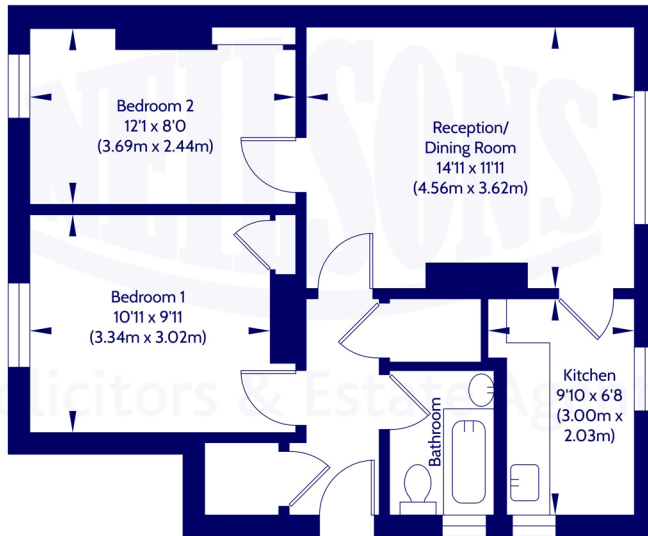
Parkhead is a well-established and popular residential district of Edinburgh, ideally placed for easy access to Edinburgh College, Napier University's Sighthill campus and Heriot Watt University. The area benefits from pleasant green spaces with local parks, the Union Canal and the Water of Leith Walkway all within walking distance. Everyday shopping needs are well catered for locally, with a wider range of retail outlets available at The Gyle and Hermiston Gait retail parks. Schooling is available from nursery through to senior level, and the area is well served by an efficient public transport network providing links across the city and beyond. The Edinburgh City Bypass is close at hand, giving access to the M8, M9 and M90 motorway networks as well as local and regional rail connections. Parkhead is also particularly convenient for those working at Edinburgh Park and the Royal Bank of Scotland headquarters at Gogar.





Approx. Gross Internal Floor Area 53.95 Sq M / 581 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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