



Solicitors & Estate Agents



Offers Over

£165,000

6 Parkhead Street

Parkhead | Edinburgh | EH11 4RL

Neilsons are delighted to present to the market this spacious main door lower villa with private garden, situated 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 first time buyers, professionals, investors and those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Private Garden
-  EPC rating – C
-  Council tax band - C



virtually staged by **HOMELi**

Description

In brief the accommodation comprises; welcoming entrance hallway with excellent built-in storage, generously proportioned and bright reception/dining room, galley fitted kitchen with a range of base and wall mounted units and door accessing rear garden, two well proportioned double bedrooms and bathroom with three-piece white suite and shower over bath. Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



virtually staged by **HOMELi**

Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

Gardens & Driveway

To the front lies a section of private garden mainly laid to lawn. To the rear, there is a well maintained private garden mainly laid to lawn and patio. The shed will also be included in the sale. For the car user there is on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





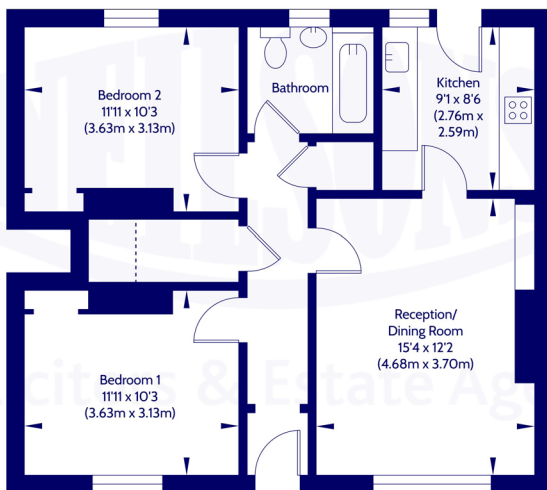
Location

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 63 Sq M / 681 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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