





## Location

Situated just West of the City Centre, Parkhead is a popular residential neighbourhood and is well served by excellent local shopping facilities including the Westside Plaza, the Gyle Shopping Centre, and Hermiston Gait.

A range of leisure activities can be found nearby including a multi-screen cinema, swimming pool, golf courses, gyms and The Union Canal walkway.

Parkhead is excellently positioned for access to Edinburgh Business Park, Gogarburn, Edinburgh Napier's Sighthill campus and Heriot Watt University. There are also local nurseries, primary and secondary schools close by.

There are frequent bus and tram services to the City Centre and throughout Edinburgh. This area is ideally located for the commuter with the motorway network, city bypass, Queensferry crossing, trams and train station at Edinburgh Park as well as the Edinburgh International Airport all lying within easy reach.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)







## Accommodation

Entrance Hallway

Living Room

2 Double Bedrooms

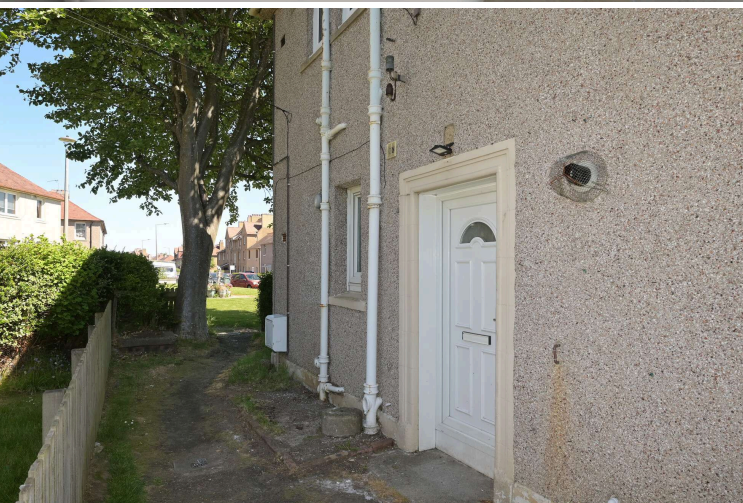
Kitchen with washing machine, oven, gas hob and cooker hood. These items are believed to be on good working order though their condition is not warranted.

Bathroom with shower over bath, washbasin and W.C.

2 cupboards

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.



# ALLINGHAM&CO

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## ALLINGHAM & CO OFFICES

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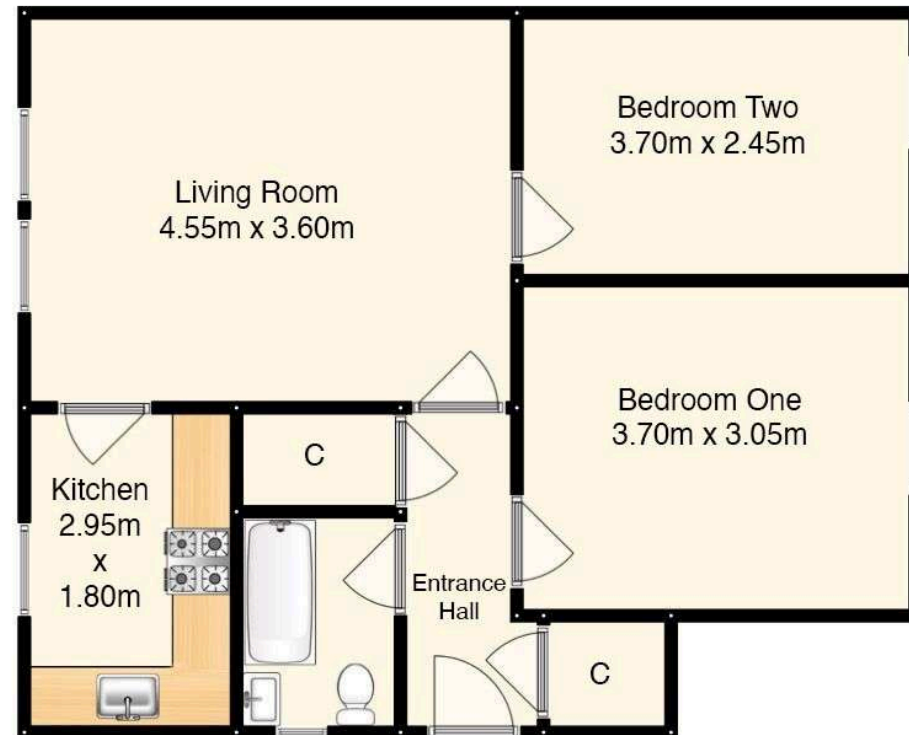
Fax Property - 0131 441 4517

Email Property - [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
53m<sup>2</sup>

