



Attractive

Two bedroom, main door, upper flat



Attractive, two-bedroom, main door, upper flat situated in the popular Parkhead area of Edinburgh, just west of the city centre and close to excellent local amenities and transport links. Offering buyers the opportunity to add their own stamp to a property, this flat benefits from gas central heating, double glazing and has a fantastic and generous, private garden to the rear of the property, accessed by a shared path (with one neighbour) and is edged with trees and shrubs. The accommodation consists of a private entrance stair, a hallway with storage, a bright living room, with a fireplace and electric fire (fire not working and sold as seen). The kitchen has a range of fitted units and appliances. There are two spacious double bedrooms, both with a nice outlook and storage cupboards, one of which houses the boiler, and a bathroom with a bath and overhead shower. There is plenty of on-street parking.



Key Features

- Private entrance stair
- Hallway
- Living room
- Kitchen
- Two double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Private rear garden
- On-street parking



Parkhead

Parkhead is a well-established residential area conveniently located close to Edinburgh College and Napier University's Sighthill campus, with excellent schooling options nearby, available at all levels. A wide range of local shops and amenities are within easy reach, while larger retail options can be found at The Gyle and Hermiston Gait retail parks. The neighbouring area of Longstone offers a large Sainsbury's supermarket, with an Asda store also situated nearby at Chesser. Residents benefit from an excellent selection of recreational and leisure facilities, including a cinema at Westside Plaza, a swimming pool and fitness amenities at Wester Hailes Education Centre just a short walk away, as well as Kingsknowe Golf Course, Sighthill Bowling Club, Pure Gym, and the nearby Corn Exchange, which hosts a variety of events and activities throughout the year



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, washing machine, fridge and a freezer are included in the sale (no warranties given). Furniture can be included if required.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£160,000

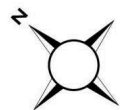
EPC Rating

D

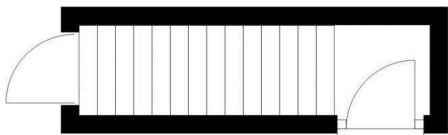
Tenure

Freehold

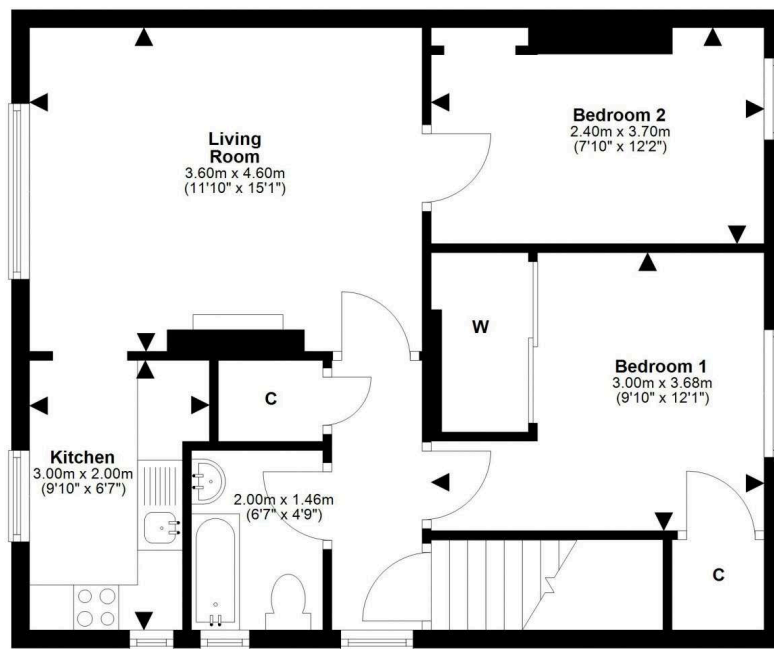




This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



Ground Floor



First Floor



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