



65 Parkgrove Road, Edinburgh

Offers Over £269,000



65 Parkgrove Road

Edinburgh, Edinburgh

Walk-In, Turn-Key 2-Bedroom Semi-Detached Property
Early Viewing Recommended Remax Estates are delighted to present this exceptional property in a popular location in Edinburgh.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Open Plan Dining

10' 3" x 10' 11" (3.13m x 3.32m)

Fantastic open-plan dining area within a functional extension to the property. This bright and spacious area benefits from a large skylight, side window, and French doors, allowing an abundance of natural light to flood the room. The space is finished with real wood flooring, complemented by sleek ceiling spot lighting and a contemporary vertical radiator. There is ample room for a dining table and chairs, and the area has been freshly decorated throughout. French doors open out onto composite decking, creating a superb space for dining and entertaining both indoors and out.

Kitchen/Breakfast Room

10' 11" x 8' 8" (3.34m x 2.65m)

Beautiful modern breakfast kitchen featuring a rear-facing window and finished with real wood flooring. The kitchen benefits from ceiling spot lighting, a contemporary vertical radiator, and a handy breakfast bar, all complemented by fresh décor and modern London tile wall finishes. Well-equipped with a composite sink and mixer tap, integrated dishwasher, washing machine, and fridge freezer, along with an electric hob, oven, and extractor fan. The kitchen also provides access to the side of the property and includes a very generous storage cupboard, making this a stylish yet highly practical space.

Open Plan Lounge

30' 7" x 10' 3" (9.31m x 3.13m)

What a truly special open-plan lounge this is, featuring a front-facing window that fills the room with natural light. Finished with real wood flooring, ceiling spot lighting, a radiator, and fresh modern décor throughout, the space flows seamlessly through to the rear extension, enhancing the open-plan feel. A standout feature is the modern wood-burning stove set within an elegant fireplace surround, creating a stylish yet cosy focal point. With generous proportions, the lounge offers ample space for freestanding furniture, making it both inviting and highly versatile.





Bathroom

7' 0" x 5' 2" (2.14m x 1.58m)

Stylish, high-spec finished bathroom beautifully presented with matching wall and floor tiles throughout. The bathroom features ceiling spot lighting, a chrome heated towel rail, and a feature LED mirror, along with a contemporary vanity sink unit with waterfall tap and coordinating vanity WC. The bath is fitted with a mixer waterfall tap and complemented by a glass shower screen and a large rain-head style mains shower, complete with a convenient secondary handheld shower. This impressive space combines modern design with practicality, creating a sleek and luxurious bathroom.

Entrance Hall

7' 4" x 7' 0" (2.23m x 2.14m)

Very welcoming entrance hall featuring a modern uPVC door with glazed panels, allowing plenty of natural light to flow into the space. Finished with contemporary mosaic floor tiles and ceiling spot lighting, the hallway also benefits from a very handy set of built-in storage units, providing excellent space. The Hall offers access to the lounge and the upper level, this is a stylish and practical entrance that creates a lovely first impression.

Bedroom Two

11' 2" x 8' 4" (3.40m x 2.55m)

Lovely, freshly decorated bedroom, currently arranged as a nursery, featuring a rear-facing window with views of the iconic Forth Bridges. The room is finished with fitted carpet, a radiator, and a central ceiling light, creating a bright and comfortable space. Built-in double wardrobes provide excellent storage, making this a practical yet stylish bedroom suitable for a variety of uses.



Bedroom One

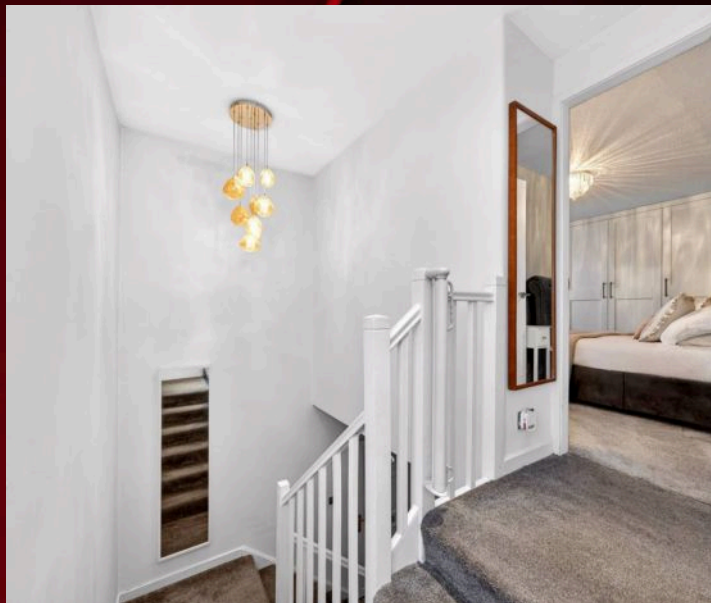
9' 10" x 12' 10" (3.00m x 3.91m)

Stylish, modern, newly decorated bedroom featuring two large front-facing windows that fill the room with natural light. The space is finished with fitted carpet, central ceiling lighting, and two sets of fully fitted double wardrobes, providing excellent storage. Bright, spacious, and thoughtfully designed, this is a lovely room that combines style with practicality.



Stairs & Landing

The staircase and landing are bright and well presented, with a side window on the stairs allowing natural light to fill the space. Finished with fitted carpeting, ceiling spot lighting, and a beautiful, stylish hanging feature light, the area feels both modern and welcoming. The landing also benefits from good-sized storage cupboards and provides access to the two bedrooms and the family bathroom, making it a practical and attractive part of the home.





REAR GARDEN

Well-designed rear garden featuring two large composite decking areas and a generously sized lawn, fully enclosed with a gate for privacy and security. Thoughtfully planted bushes and shrubs add bursts of colour, creating a vibrant and welcoming outdoor space. As an added bonus, the vendors are gifting the summer house as part of the sale, completing this excellent garden that's perfect for relaxing,

DRIVEWAY

2 Parking Spaces

Large, spacious monoblock driveway providing parking for several vehicles. Mature hedges offer a degree of privacy, creating a practical and welcoming entrance to the property.





Approx. Gross Internal Floor Area 871 sq. ft / 80.88 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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