



2 South Parrotshot

The Jewel, Edinburgh, EH15 3RN



VMH ESTATE AGENTS



Detached 4 bedroom family home offering flexible family accommodation.

- Sitting room
- Kitchen/dining room
- Conservatory
- Principal bedroom with en-suite
- 3 further bedrooms
- Family bathroom & separate wc
- Cul-de-sac setting
- Large driveway to the front
- Low maintenance rear garden
- Gas central heating & double glazing



Offer Over: £340,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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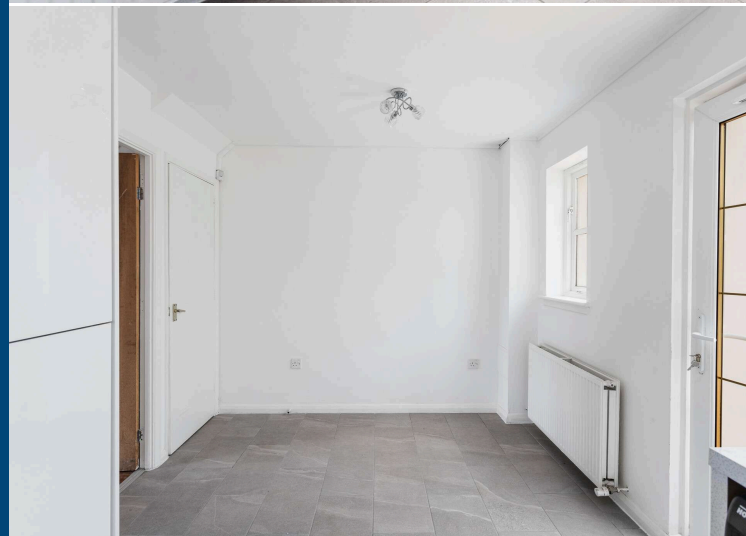
About the Property

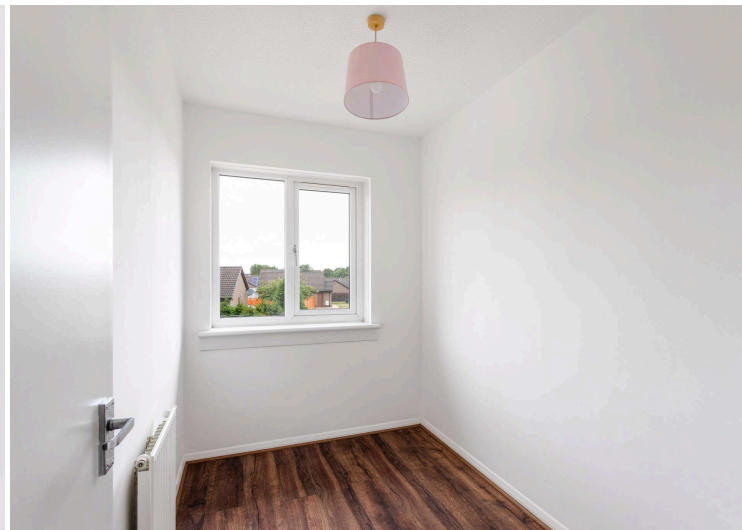
Situated within a quiet cul-de-sac, this 4 bed detached family home offers flexible accommodation in the Jewel area to the east of the city centre.

Internally the property is bright and well proportioned throughout, further benefiting from gas central heating, double glazing and a generous driveway to the front.

Extras

All fitted floor coverings and carpets, light fittings, hob, extractor hood, oven, fridge freezer, washing machine and garden shed will be included in the sale.

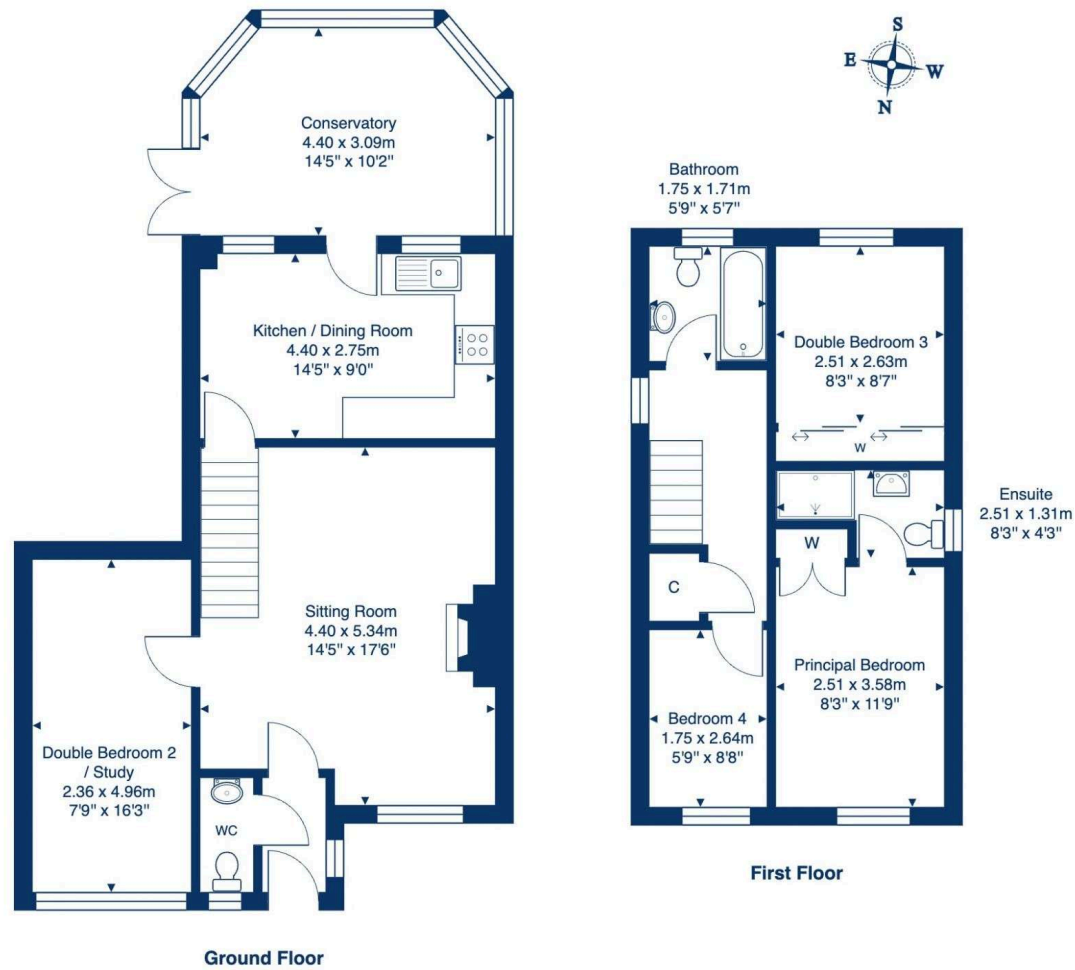




Location

The popular Jewel area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. Adjoining Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with the Edinburgh College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.

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Total Area: 101.7 m² ... 1094 ft²

All measurements are approximate and for display purposes only.



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.