



36/1 Parkhead Drive  
Edinburgh, EH11 4SP

Hallway  
Living Room  
Kitchen  
Two Double Bedrooms  
Family Bathroom  
Gas Central Heating & Double Glazing Throughout  
Private Rear Garden  
Private Double Driveway  
EPC: D  
Council Tax Band: C

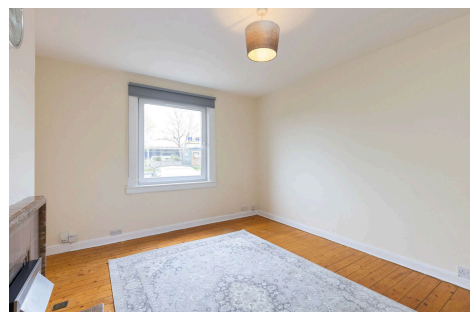
This spacious ground floor flat with private driveway and garden is located within a quiet street in the popular residential area of Parkhead, close to a host of excellent local amenities and transport links. The property would make an excellent purchase for first time buyers, young professionals or investors alike.

The well laid out accommodation comprises; welcoming hallway with traditional wooden floors and deep storage cupboard, bright, airy and generously-proportioned living room with electric fireplace and storage cupboards, contemporary fitted kitchen with base and wall-mounted units with appliances including fridge, freezer, gas cooker, cooker hood and washing machine, two sunny double bedrooms of good size, and modern bathroom with three-piece suite including shower over bath. The property benefits from gas central heating and double glazing throughout, ensuring a comfortable living environment all year round.

Externally, the property boasts a well-maintained private garden to the rear with an original Anderson Shelter providing further storage, and lawn and patio spaces to enjoy the sun. A private driveway provides off-street parking for two cars, while there is also ample on-street parking available.

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.

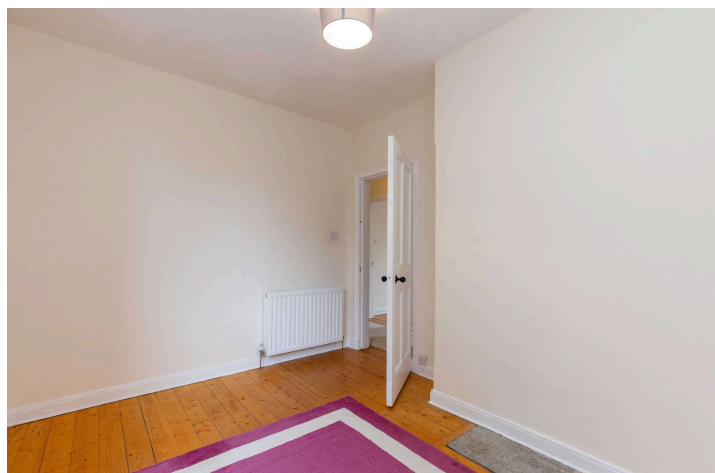
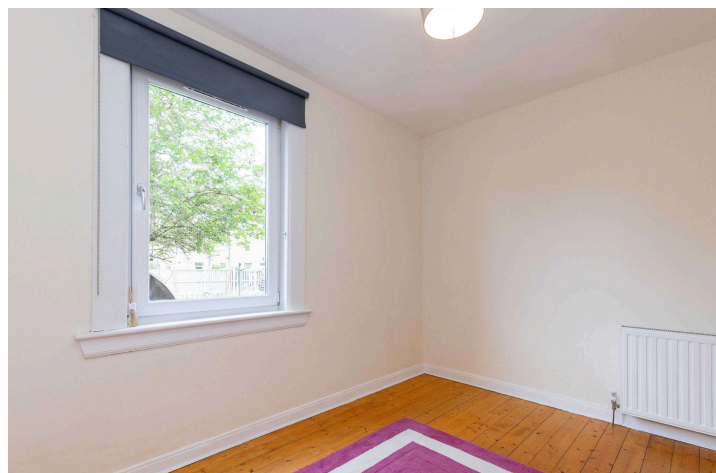






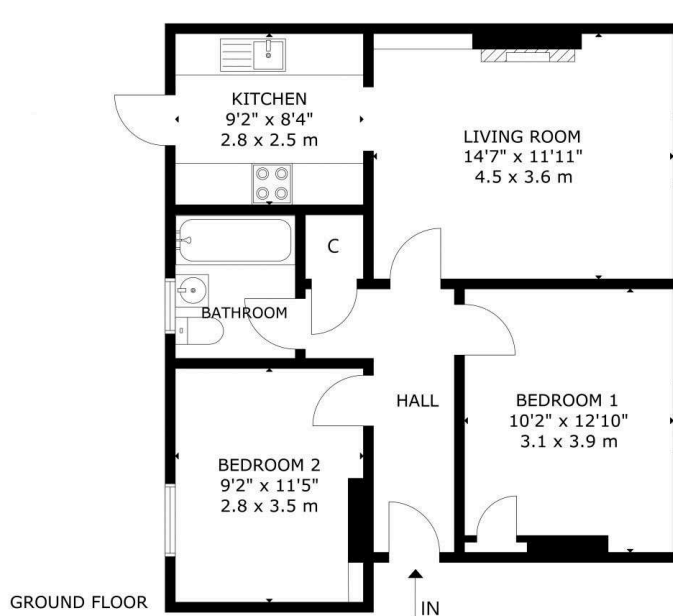












36/1 PARKHEAD DRIVE, EDINBURGH, EH11 4SR  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 635 SQ FT / 59 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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