

PARKHEAD
26 PARKHEAD AVENUE
EH11 4SG



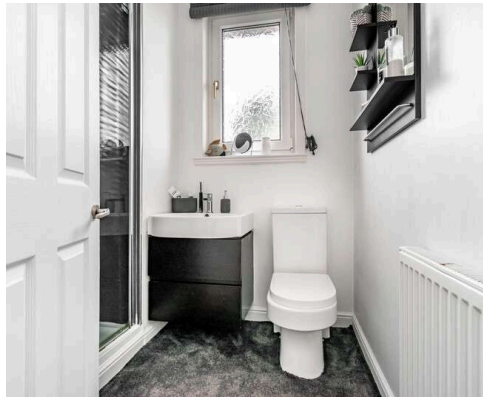
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EPC RATING: C

OFFERS OVER £195,000



IMMACULATE THREE BED DOUBLE UPPER WITH CONTEMPORARY KITCHEN & BATHROOM & LARGE PRIVATE GARDEN IN FRIENDLY NEIGHBOURHOOD

Fully updated and ready to move into, this beautifully presented flat would make a perfect home for a young family or young professionals looking for lots of space. With the added bonus of two study areas, ideal for working from home. Bright sunny garden, perfect for entertaining. Excellent transport links into the city centre and walking distance to the local primary school.

VIEWING

By Appt Pls Call 0131 4466850

PROPERTY DESCRIPTION

- Maindoor access at ground level with staircase up to first floor & storage cupboard on the landing
- Bright living room with fitted storage and loads of space for dining, leading to
- Contemporary kitchen with excellent range of white high gloss units with integrated appliances & window overlooking the garden
- Double bedroom two on first floor with feature dressing table & fitted wardrobes
- Double bedroom three on first floor with original fitted wardrobes
- Modern shower room with large walk in designer shower with jets, vanity

- sink unit & wc
- Master bedroom on upper floor with dormer with outstanding views, a wide range of fitted storage & built-in shelving
- Boxroom/study with space for a desk & eaves storage
- Space on the upper landing for a further desk with more eaves storage
- Gas central heating from combi boiler & double glazed windows
- Neutrally decorated
- Private garden area to the side of the building with storage shed. Spacious rear garden with patio area, lawn & large shed – ideal for entertaining
- Free on street parking

AREA

Parkhead is a popular area located in the west of Edinburgh, with excellent local amenities. The Gyle shopping centre is in close proximity with its wide range of retail outlets. Edinburgh Park is nearby with numerous work opportunities. The flat is in the catchment for Murrayburn Primary School which is a short walk away, together with St Joseph's RC Primary and Forrester & St Augustine's High Schools. Public transport links are frequent to the city centre from the main road and there is easy access to the motorway network and beyond.

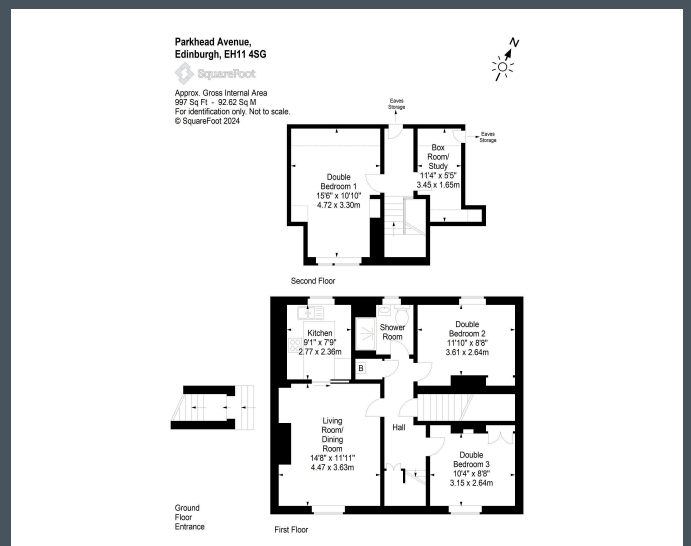
EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, cooker hood, slimline dishwasher, integrated fridge freezer, washing machine, tumble dryer & fitted wardrobes in bed two are included in the sale.

HOME REPORT VALUATION

£200,000

Living/dining room	14'8 x 11'11 (4.47 x 3.63m)
Kitchen	9'1 x 7'9 (2.77 x 2.36m)
Bedroom 1	15'6 x 10'10 (4.72 x 3.30m)
Bedroom 2	11'10 x 8'8 (3.61 x 2.64m)
Bedroom 3	10'4 x 8'8 (3.15 x 2.64m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

