

35 Parkhead View

PARKHEAD, EDINBURGH, EH11 4RU



*SPACIOUS TWO BEDROOM LOWER
FLAT IN EDINBURGH'S PARKHEAD AREA*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal
is delighted to present
this two-bedroom
lower flat with private
parking and garden
grounds.

Inside, the property
comprises a spacious
living area which offers
various possibilities
for furniture
arrangements,
including dining
furniture.





There is a fully equipped kitchen in excellent condition, featuring a five-ring gas hob, fan oven, and free-standing white goods.





The property boasts two double bedrooms, which are generous and bedroom two accesses a conservatory, creating an additional flexible space.





Bedroom 2



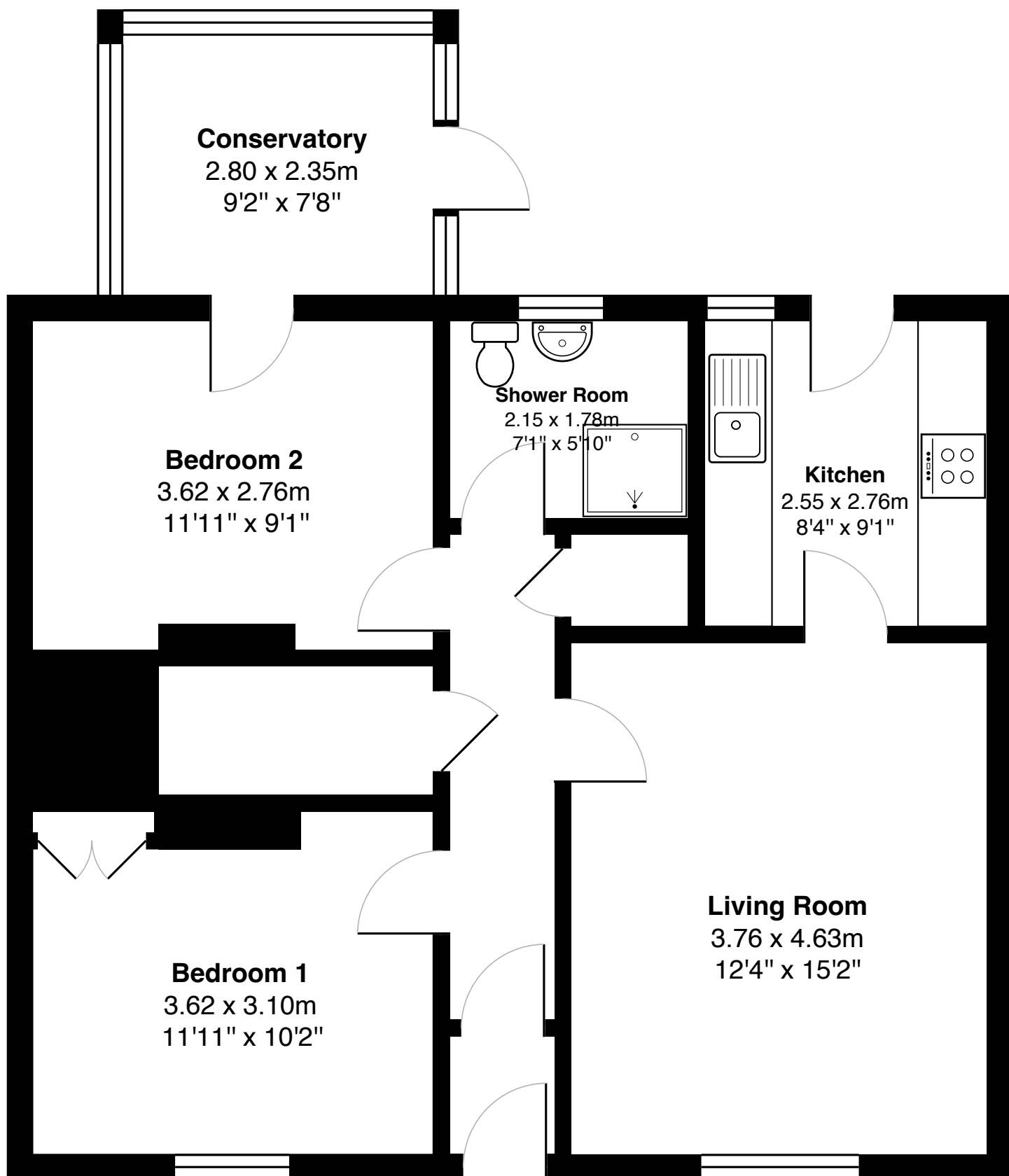




Completing the property is a modern three-piece shower room with an electric shower.







Gross internal floor area (m²): 76m²

EPC Rating: C



In addition to this, the property features private off-street parking, free on-street parking, gas central heating, double-glazed windows, and private front and rear gardens that have been well-maintained and landscaped, making for an excellent home year-round.





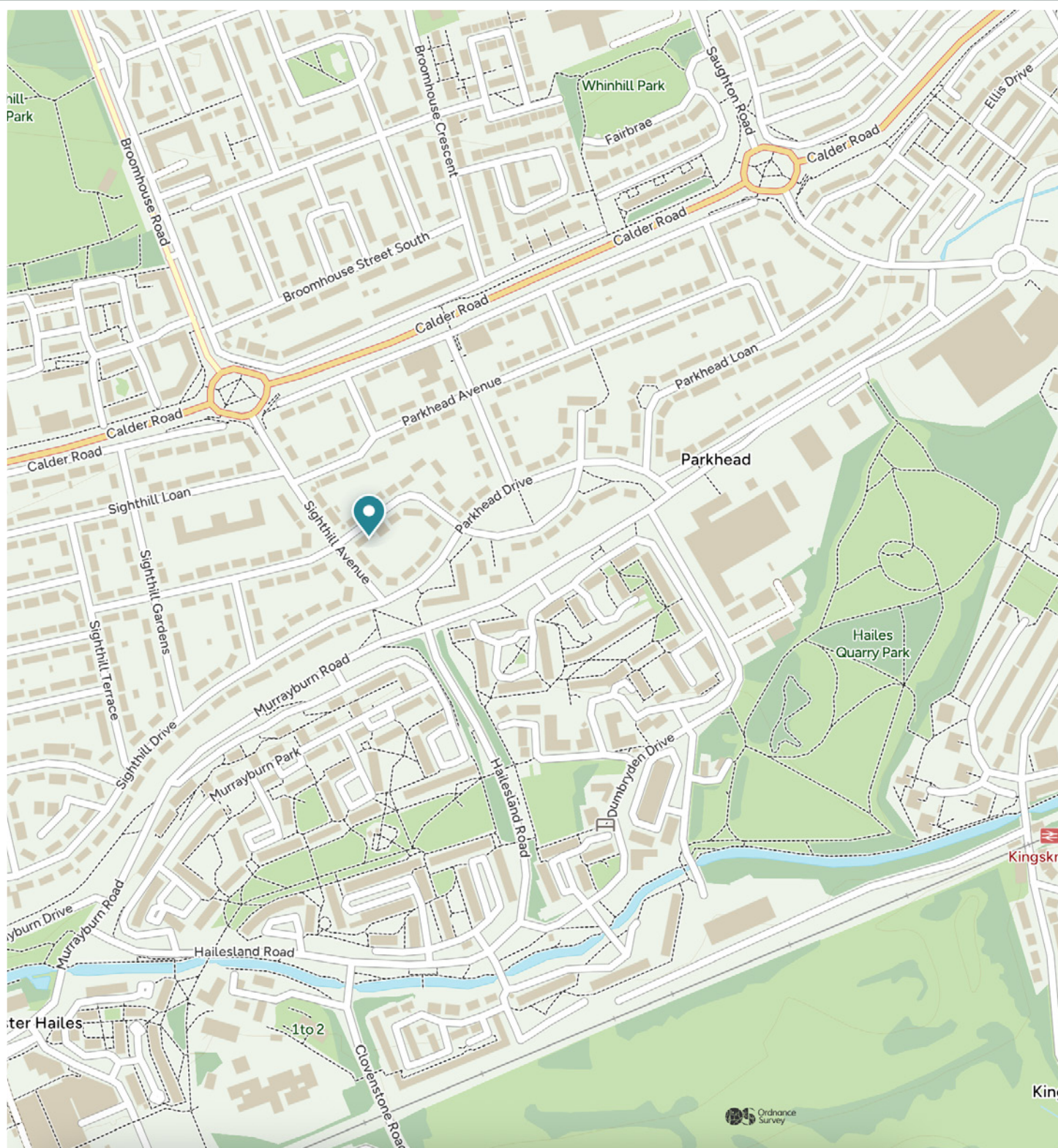
This property is located within the popular residential area of Parkhead, which lies to the west of the city centre and within 10-15 minutes of the Pentland Hills where there are many beautiful walks to be taken.

The property is positioned to take advantage of an excellent choice of shopping facilities, mainly small specialist shops serving the local community. Further facilities can be found at the Gyle Shopping Complex and at Hermiston Gait, both of which are within easy reach. The area is also supported by banks, building societies and postal services.

Schooling is well represented from nursery to senior level, while the property is also within walking distance of Stevenson College and Napier University at Sighthill.

An efficient public transport network of both buses and trams operate to most parts of the town, including the city centre and Edinburgh Airport as well as road networks leaving the city by-pass and the M8 within easy reach.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Exchange
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BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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