



RALPH SAYER
SOLICITORS & ESTATE AGENTS

54 Parkhead Drive
Edinburgh EH11 4SP

54 Parkhead Drive

Located in popular Parkhead, this two bedroom lower villa, is ideally positioned for easy access to the city or west to the Gyle, RBS Gogarburn and Edinburgh Airport. Along with spacious accommodation, this property includes great outdoor space. Set behind a front garden, paved for ideal off-street parking, the front door opens into a vestibule and hallway. On the right a spacious lounge is flooded with light from a south-facing picture window, with ample space for a dining table. Next door is a wide galley kitchen, with direct access to a large private rear garden. Simple white units, provide ample storage and worksurfaces, built-in with eye-level single oven and gas hob. A utility cupboard in the hall is plumbed in for a washing machine. Across the hall are the two excellent double bedrooms, one with extensive built-in wardrobes. A three piece shower room, boasts a stylish walk-in shower with full height glass screen, chrome ladder radiator and vanity basin unit.

Extras: all fitted floor coverings, window blinds, light fittings, gas hob, oven, fridge/freezer and garden shed, will be included in the sale.

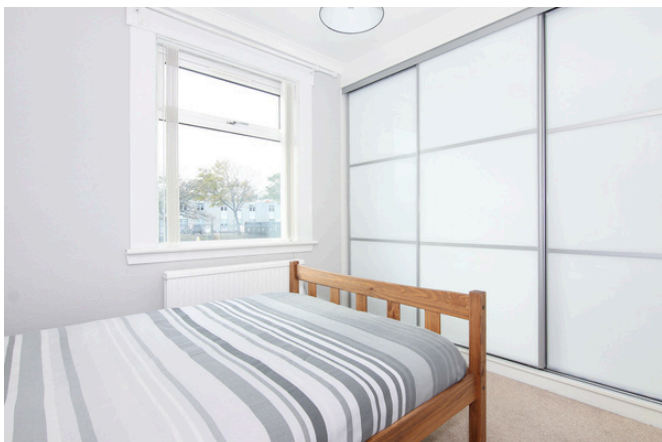
Property Summary

- Lovely lower main door villa
- Spacious lounge/diner
- Fitted kitchen
- Double bedroom with built-in wardrobes
- Further double bedroom
- Stylish shower room
- Front garden, paved for off-street parking & large rear garden
- Gas central heating & double glazing
- EPC Rating - D | Council Tax Band - B





Lower villa, boasting large rear garden & front off-street parking



Let us help you find your next
dream property!



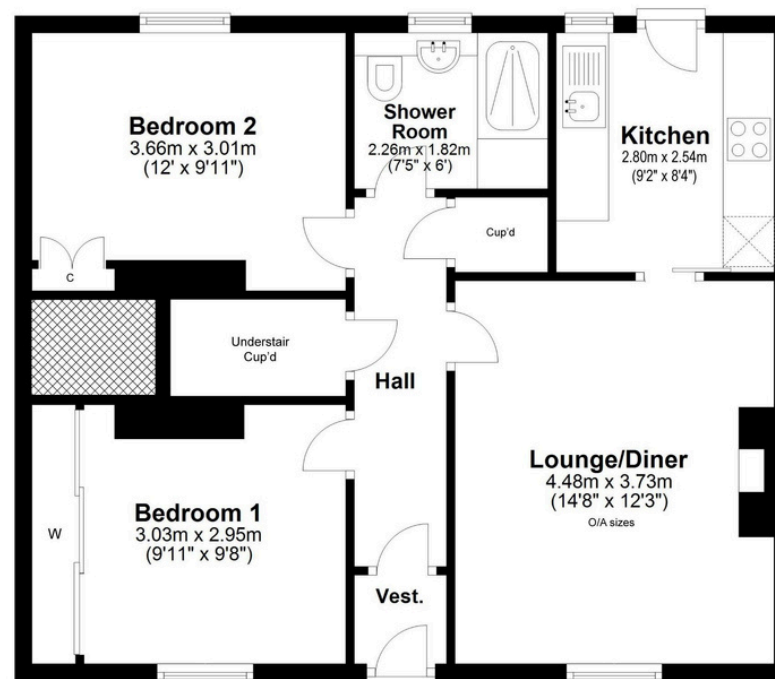
RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Ground Floor
Approx. 63.9 sq. metres (687.8 sq. feet)

Location

Parkhead is a popular residential district, located approximately 4 miles, west of the city centre. Various local amenities can be found nearby. Ideally located for Heriot Watt University, Edinburgh Napier University's Sighthill campus, Edinburgh College campus and the Gyle Business Park. Larger retail shopping can be found at Hermiston Gait and the Gyle Shopping Centre. There are many local parks, gyms nearby. Excellent transport links, include regular bus services, the trams and local train station at Edinburgh Park. Direct access to Edinburgh city by pass, links to all major road networks, including the M8, M9, the Forth Road Bridge and easy access to Edinburgh International Airport.



Zoopa.co.uk rightmove onTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.