



RALPH SAYER
SOLICITORS & ESTATE AGENTS

56/5 Parkhead Loan
Parkhead, Edinburgh, EH11 4SL

56/5 Parkhead Loan

This second/top-floor flat is attractively presented with an understated modern finish. It offers two double bedrooms, a bathroom with a shower-over-bath, and a sunny reception room flowing into a bright, stylish kitchen. Residents also benefit from access to a shared garden and unrestricted on-street parking. The well-connected suburban location is a 20-minute bus journey (day or night) from the city centre and is conveniently close to rail links, the Bypass, and the motorway network.

Extras: All fitted floor and window coverings, and light fittings are included in the sale.



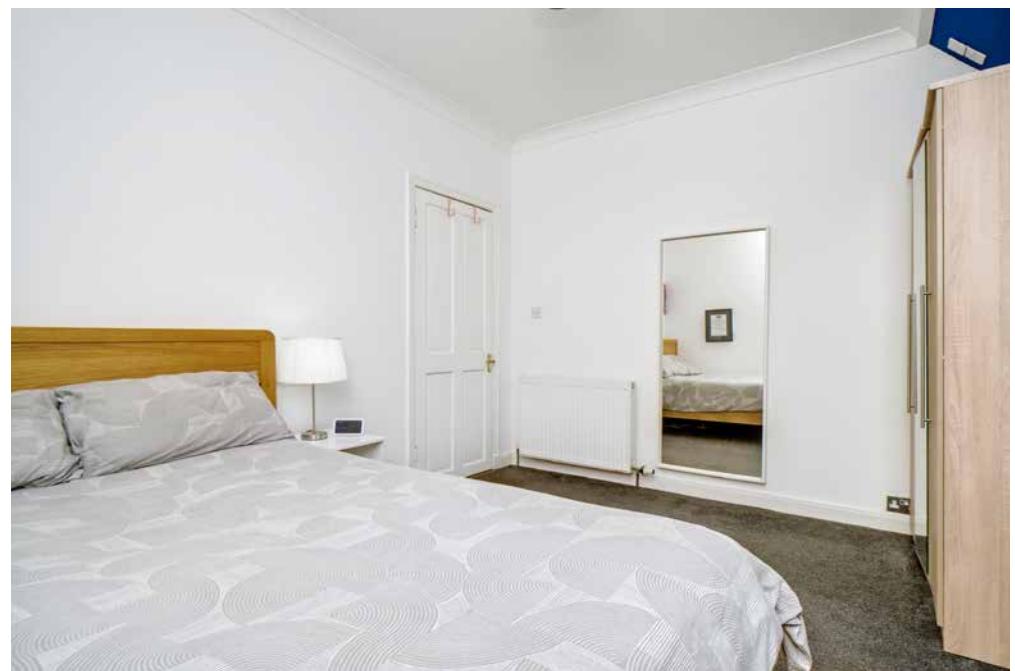
Property Summary

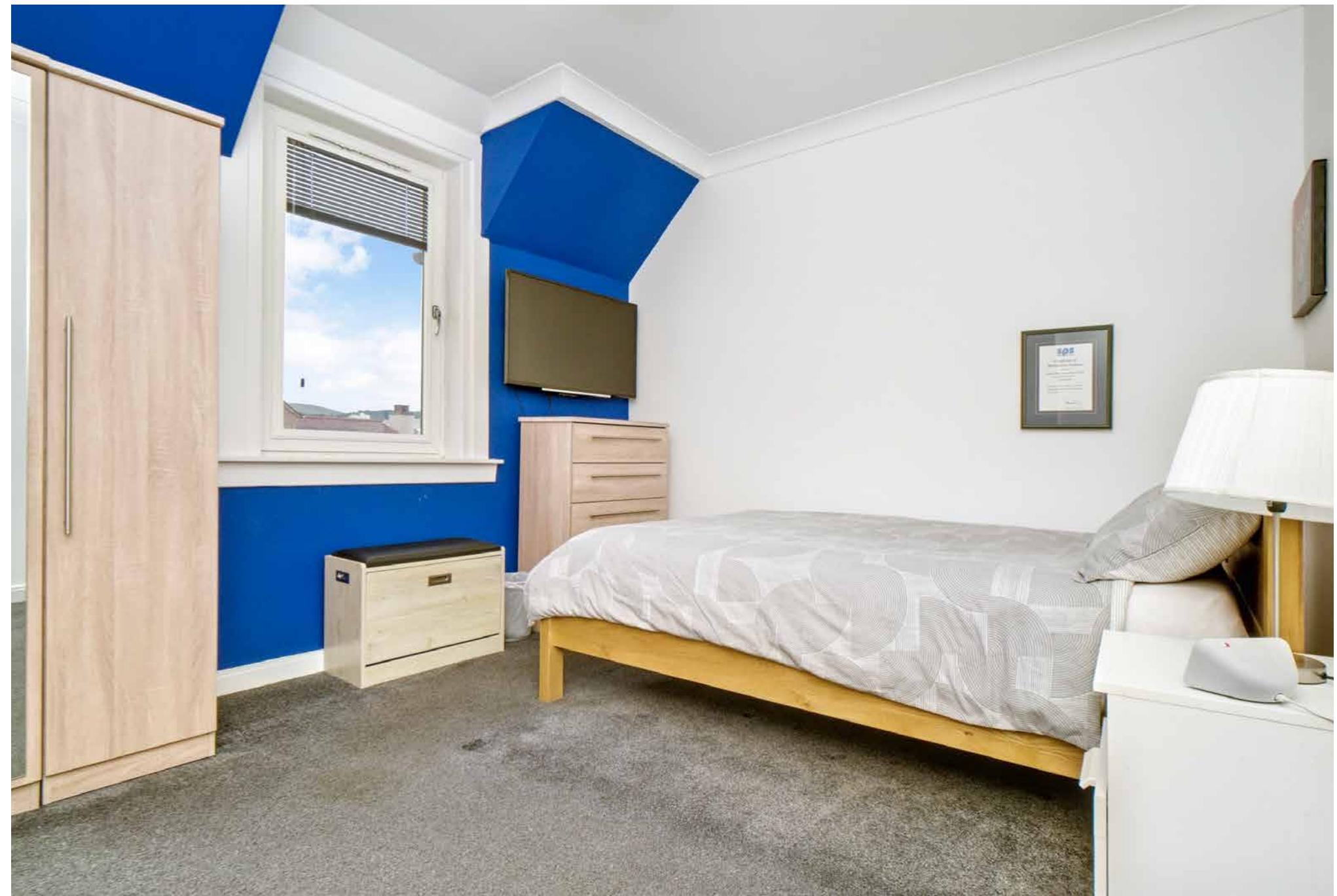
- Well-connected suburban location
- Second/top-floor flat with tasteful modern décor
- Communal stairwell and secure entry system
- Inviting entrance hall with storage
- Southeast-facing living/dining room
- Bright kitchen connected to the reception room
- Two spacious double bedrooms
- Bright bathroom with shower-over-bath
- Access to a communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £170,000





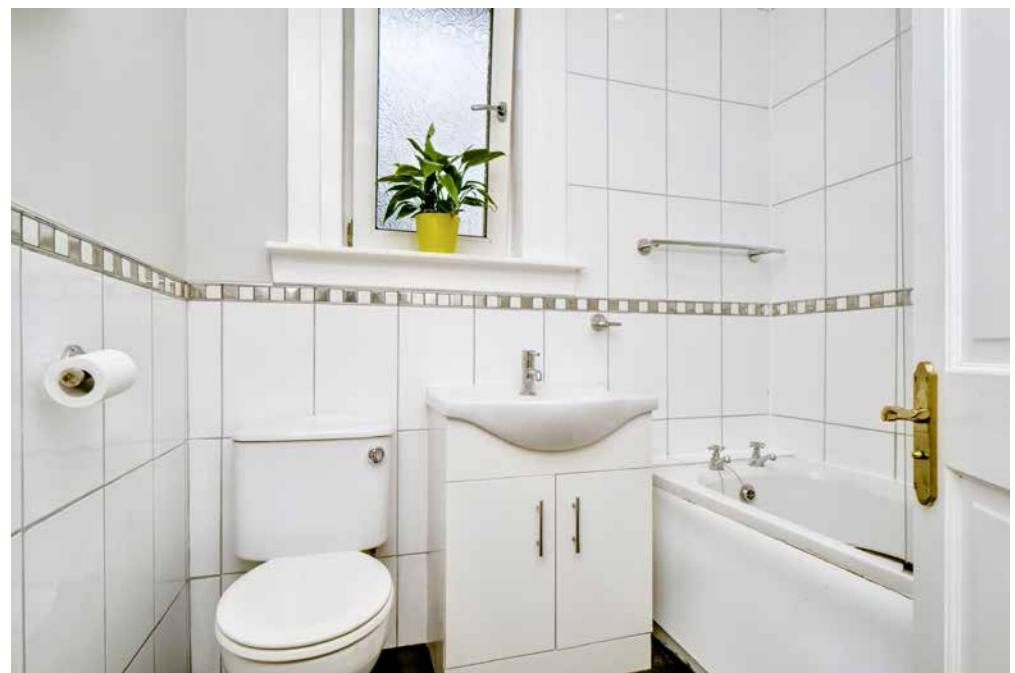
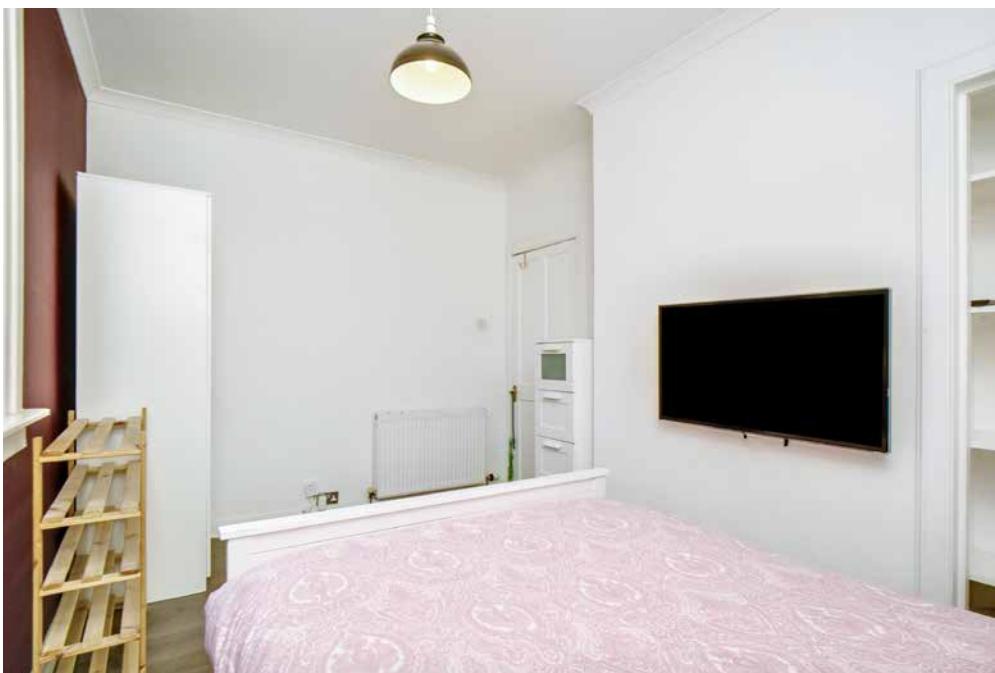
Bright kitchen connected
to the reception room
and a southeast-facing
living/dining room







Two spacious double bedrooms and a bright bathroom with shower-over-bath





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dream property!



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CHARTERED FIRM

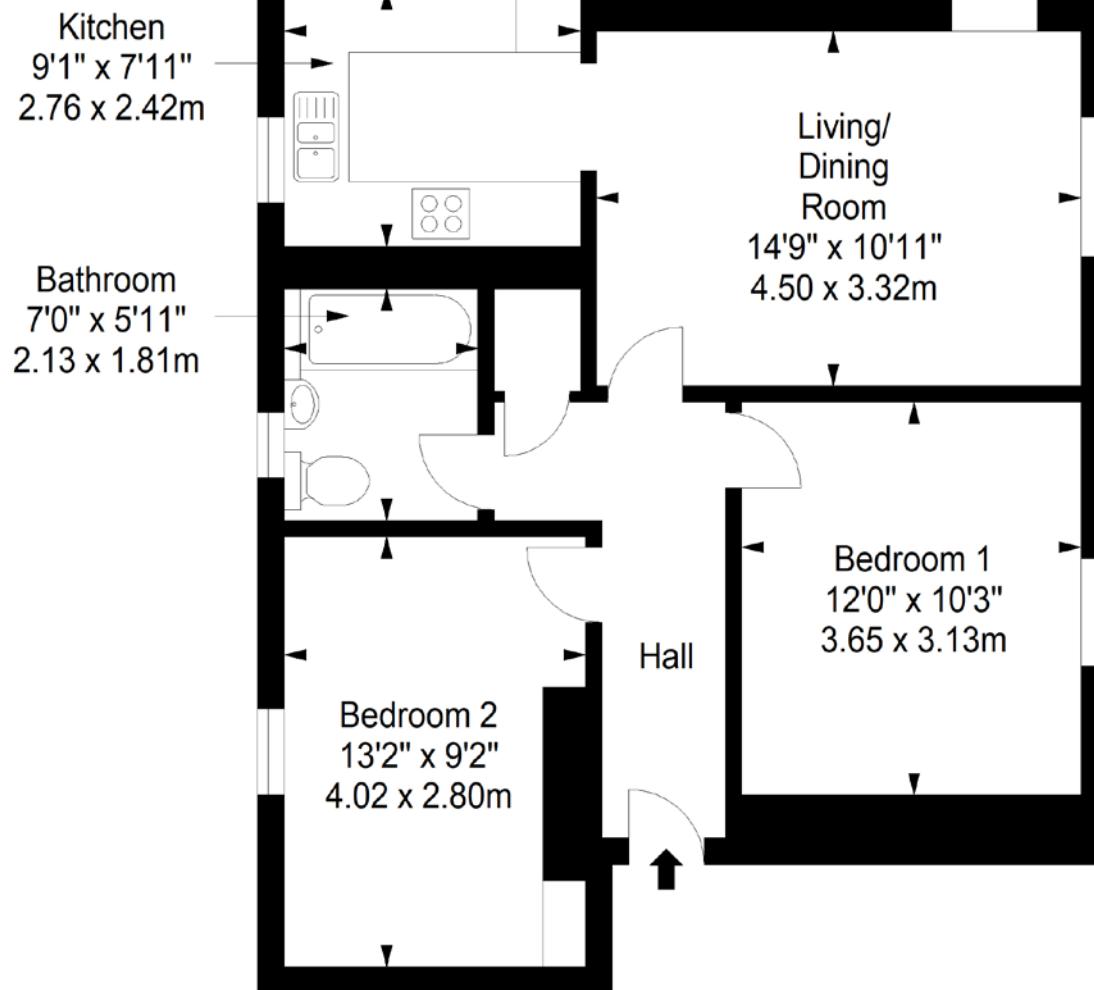
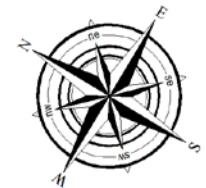
Zoopla.co.uk [rightmove](http://rightmove.co.uk)  OnTheMarket.com

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.

Second Floor

Approx. 58.9 sq. metres (634.0 sq. feet)



Total area: approx. 58.9 sq. metres (634.0 sq. feet)