



RALPH SAYER
SOLICITORS & ESTATE AGENTS

155 Parkhead Avenue

Sighthill, Edinburgh, EH11 4RW

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This two-bedroom ground-floor, main door flat boasts a central city location in Sighthill, within walking distance to Edinburgh Napier University, Sighthill Park, convenience shopping, and excellent transport links (including bus and rail links). The home boasts two spacious bedrooms, a large living room, a kitchen, and a family bathroom featuring a towel warmer. The flat offers a unique and exciting opportunity for renovation, providing a blank canvas for new owners to modernise and style to their taste. Outside, 155 Parkhead Avenue benefits from private driveway parking and a sunny, enclosed garden to the rear with private seating and a drying area.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. Please note, the property will be sold as seen with no guarantees provided as to the working order of the systems and appliances.

Property Summary

- Ground-floor flat in Sighthill
- Part of an established development
- Private main entrance
- Exciting redecoration opportunities
- Entrance vestibule and hall with built-in storage
- Spacious living room
- Kitchen with rear access
- Two bedrooms
- Bathroom with overhead shower
- Lawned private gardens
- Outdoor seating and drying area
- Private driveway parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £170,000







Private main entrance,
a spacious living room
and a kitchen with
rear access







Two bedrooms and a
bathroom with
overhead shower





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dream property!



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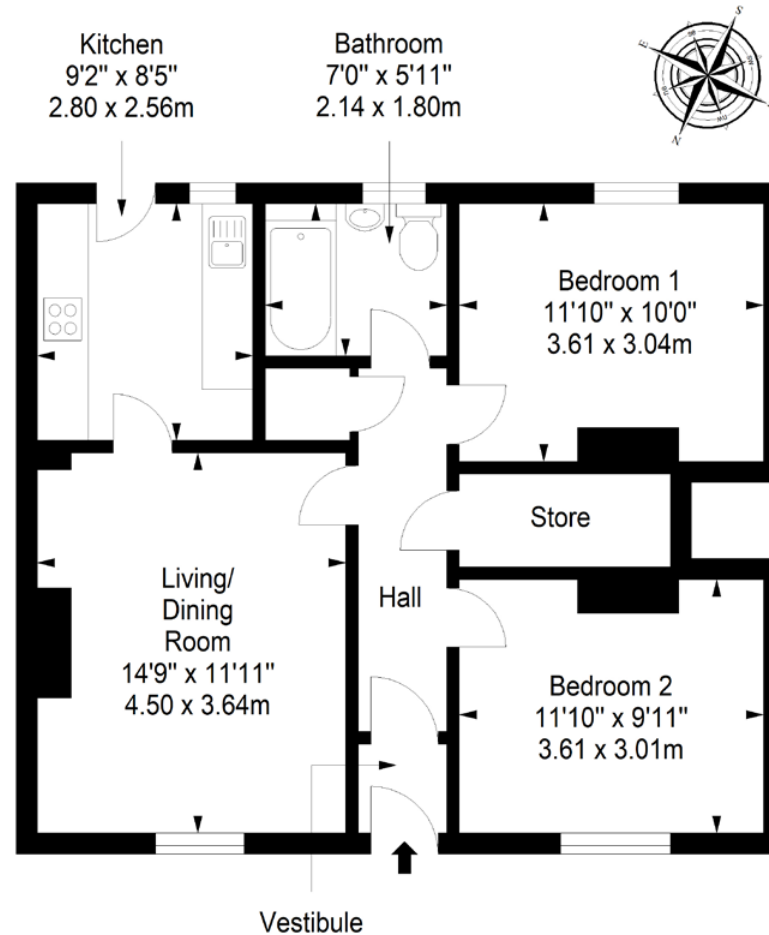
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DISCLAIMER

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.

Ground Floor
Approx. 62.5 sq. metres (672.7 sq. feet)



Total area: approx. 62.5 sq. metres (672.7 sq. feet)