



59 Parkhead Drive
PARKHEAD | EDINBURGH | EH11 4SP


warners
solicitors & estate agents



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An exciting opportunity has arisen to acquire this well-presented, two-bedroom upper flat boasting a private rear garden in the popular residential area of Parkhead in the west of Edinburgh.

The well-sized living room forms the main public space in the property and provides a great area for relaxing or entertaining friends and family. The kitchen lies just off this and benefits from a good amount of cupboard storage. The principal bedroom benefits from built-in wardrobe storage, while the second bedroom could alternatively be employed as an ideal home office, study or gym giving the property a good degree of flexibility. A stylish, modern shower room completes the accommodation internally.

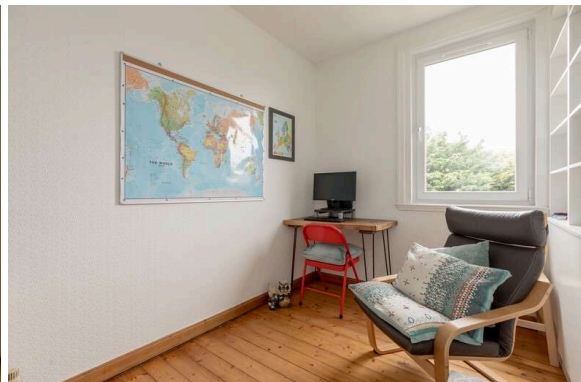
- Two-bedroom upper flat
- Popular location
- Easy access to public transport links
- Living room
- Kitchen
- Modern shower room
- Entrance hallway
- Double glazing
- Gas central heating
- Private rear garden

The washing machine, fridge freezer, cooker, hob and the blinds in the kitchen and bedroom will be included in the sale of the property. EPC C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

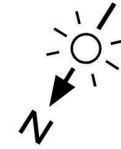


Parkhead is a mature and popular area of Edinburgh close to both Edinburgh College and the Sighthill Campus of Napier University. A good variety of shops serves the local community with more extensive retail opportunities available at the Gyle and Hermiston Gait retail parks. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. Edinburgh City Bypass and the M8, M9 and M90 motorway networks are also within easy reach. The area is also convenient for those connected with the Edinburgh Business Park and the Royal Bank Headquarters at Gogar.





Parkhead Drive, EH11 4SP



Approx. Gross Internal Area
638 Sq Ft - 59.27 Sq M
For identification only. Not to scale.
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