



6 Parkhead Crescent  
PARKHEAD | EDINBURGH | EH11 4RY





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An exciting opportunity has arisen to acquire this well-presented, two-bedroom lower flat boasting front and rear garden, and situated in the popular residential district of Parkhead, west of Edinburgh's city centre.

This charming home has been tastefully decorated to a high standard throughout and is presented to the market in move-in condition. The living room forms the main public space in the property, and leads naturally through to the kitchen which benefits from gas hob and a good amount of integral cupboard storage. Both bedrooms are well sized doubles, with either room having the potential to be employed as an ideal home office, study or gym, giving the property a good degree of flexibility. A contemporary family bathroom completes the internal accommodation.

Offering immense appeal to first-time buyers as well as those looking to downsize, early viewing is highly recommended.

- Two-bedroom lower flat
- Popular residential location
- Living room
- Kitchen
- Two double bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Front and rear garden
- Energy Rating - D
- Council Tax band C

Extras: all blinds, washing machine and fridge freezer will be included.

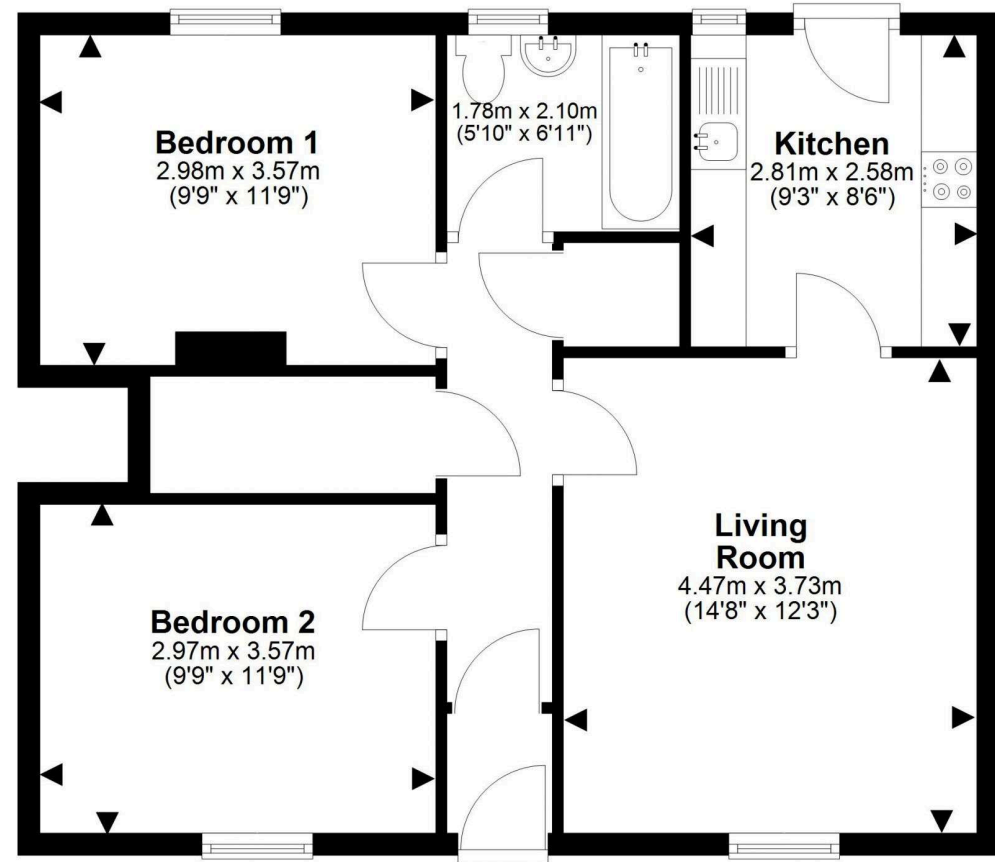
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.