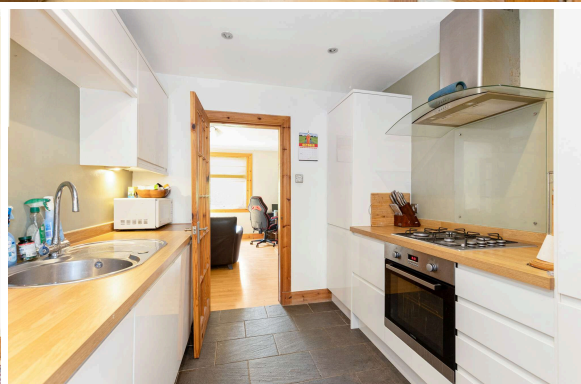




13/2 Parkhead Grove
PARKHEAD | EDINBURGH | EH11 4RZ


warners
solicitors & estate agents



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Viewing is highly recommended to appreciate the generous sized accommodation and stylish modern fittings within this ground floor flat, which comes with the added bonus of a conservatory and private front and rear gardens. The property boasts a tucked away, head of cul-de-sac position within easy reach of all manner of local amenities, Napier University and Edinburgh College at neighbouring Sighthill and great transport links.

It's anticipated this most appealing, ready to move into property will be ideal for a wide cross section of purchasers, including first time buyer couples, anyone with a young child or pet, or someone looking to downsize to an easy access property. Directly to the front is a sunny private garden, enclosed with fencing. The conservatory at the rear gives direct access out to an exceptionally private garden, well screened with hedging and fencing, which is perfect for outdoor relaxation.

- Living/dining room with mantelpiece/living flame gas fire
- Fully equipped white gloss fitted kitchen
- Conservatory
- Two double bedrooms
- Wall-to-wall wardrobes in each bedroom
- Bathroom with mixer shower and wetwalling
- Entrance hall/storage cupboard
- Gas central heating
- Double glazing
- Security entryphone system
- Communal stair re-decorated early 2025
- Private gardens front and rear
- Shared drying green
- Unrestricted on-street parking

Energy Rating C, Council Tax Band C.

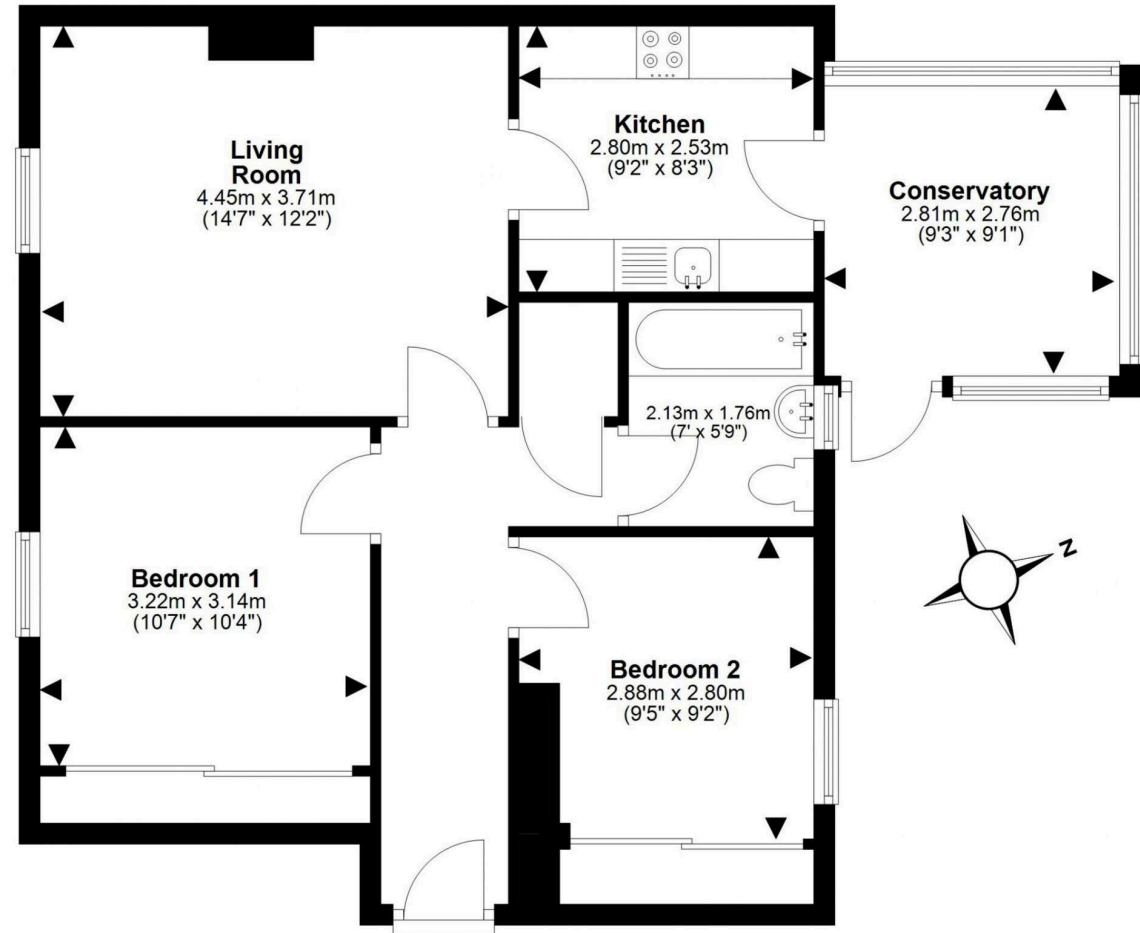
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds, white goods, living room furniture, outside tools and flat spares (i.e tiles, gardening equipment etc) will be included in the sale.

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.