campbell smith



83 Parkhead Loan,
Edinburgh,
EH11 4SL

- Bright & well proportioned Upper Villa Flat boasting flexible accommodation which would now benefit from cosmetic upgrading
- Popular and mature residential location to the west of the city centre
- Excellent local amenities
- Entrance
- Reception Hall
- Spacious lounge/dining room
- Fitted kitchen with appliances
- Three good double bedrooms with sunny outlook
- Bathroom with white suite & electric shower
- Gas central heating with combination boiler
- Double glazing
- Mature, south-facing private garden
- Unrestricted on-street parking

Offers Over : £175,000

espc / rightmove / Zoopla / s1homes.com / / /

camsmith.co.uk








beko








GB Liners











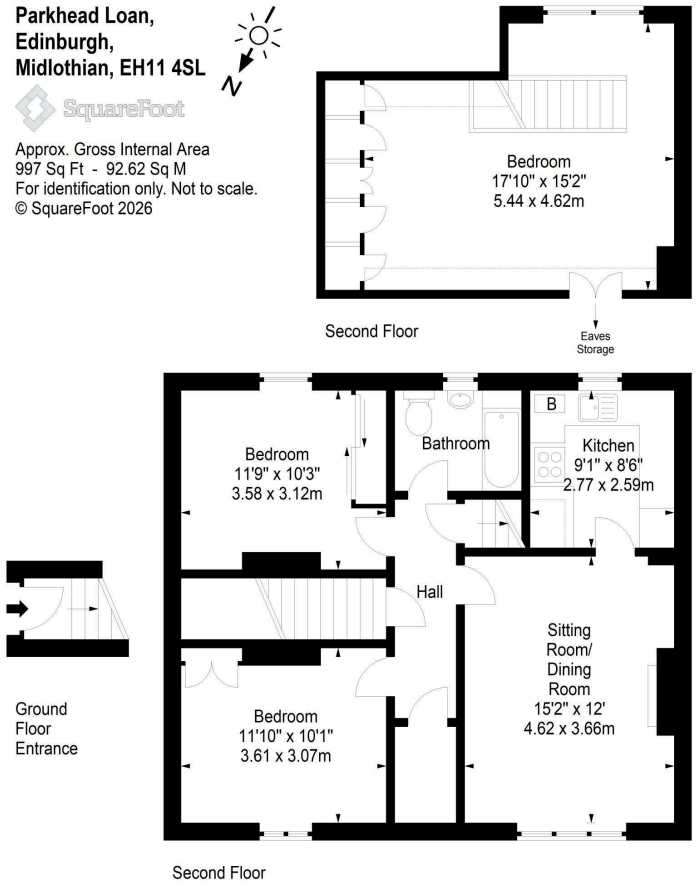




Parkhead Loan,
Edinburgh,
Midlothian, EH11 4SL

SquareFoot

Approx. Gross Internal Area
997 Sq Ft - 92.62 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Extras
All fitted carpets and fitted floor coverings, curtains, blinds, electric coal effect fire, electric cooker, washing machine, dishwasher, fridge/freeze, all furinture and garden shed. No warranty is given regarding the services, systems or appliances.

Buses
On Longstone Road – 30, 34, 36 & 38. From Murrayburn Road – 3, 18, 30 & 33. From Calder Road – 3, 25, 33, 34, 35 & 36.

Shops
Sainsbury's at Longstone, Tesco on Meadow Place Road, Lidl & Tesco at Hermiston Gait Retail Park, Asda at Chesser and Morrison's at the Gyle Shopping Centre

Schools
Murrayburn Primary School, St. Joseph's RC Primary School, Forrester High School and St. Augustine's RC High School.

Parking
Unrestricted on-street parking is available on Parkhead Loan itself.

Council Tax Band C

EPC D

Factor
N/A

Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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