

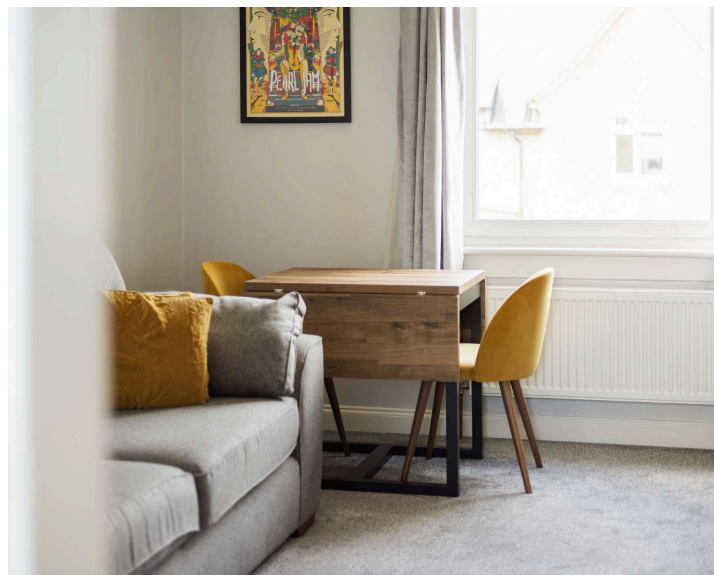


# 5/6 Parkhead Terrace

Parkhead, Edinburgh, EH11 4RF



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## Bright & spacious top floor flat with open views

- Sitting room
- Modern fitted kitchen
- 2 double bedrooms
- Bathroom with 3 piece suite
- Gas central heating & Double glazing
- Private garden to the rear
- Unrestricted on street parking
- Excellent location close to amenities
- Views to Arthur's Seat & Edinburgh Castle

Offers Over  
**£165,000**



Further information can be found in the home report.

## About the Property

A bright and well-proportioned second/top floor flat, peacefully situated within a popular residential area to the west of Edinburgh City Centre. This appealing two bedroom property enjoys superb open views towards Arthur's Seat, Edinburgh Castle and The Pentland Hills together with excellent natural light throughout.

The property offers spacious and flexible accommodation and further benefits from gas central heating, double glazing and good storage. Additional benefits include unrestricted on street parking together with a private area of garden ground to the rear.

Offering an excellent opportunity for a range of purchasers including first time buyers, professionals and investors alike, the property combines a convenient setting with impressive open outlooks and well-balanced accommodation.

### Extras

To include fitted carpets and floor coverings, hob, oven, cooker hood, fridge, freezer, blinds, curtains, curtain poles and the wardrobes within bedroom 1 & 2.





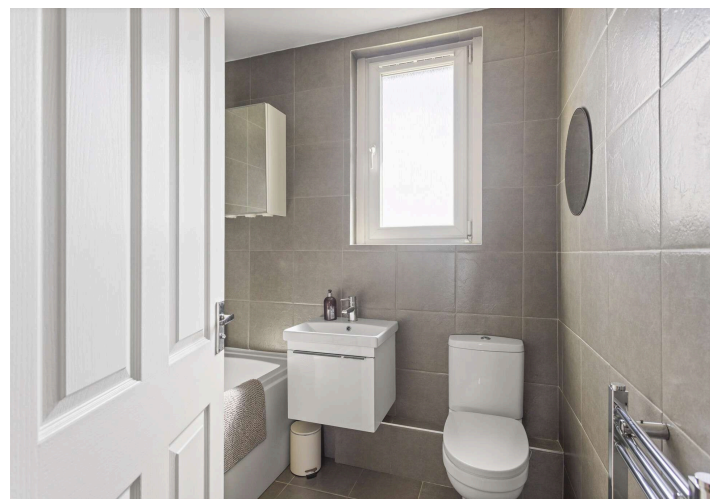
## 📍 Location

Parkhead is an established residential area to the west of Edinburgh City Centre, conveniently located close to Napier University & Edinburgh College's Sighthill campus and within easy reach of Heriot Watt.

A variety of local shops and services provide for day to day needs with Sainsbury's supermarket close by at Longstone.

Regular local bus services provide swift access to the city centre and surrounding areas and by car the central motorway network, city bypass and airport are all within easy reach.

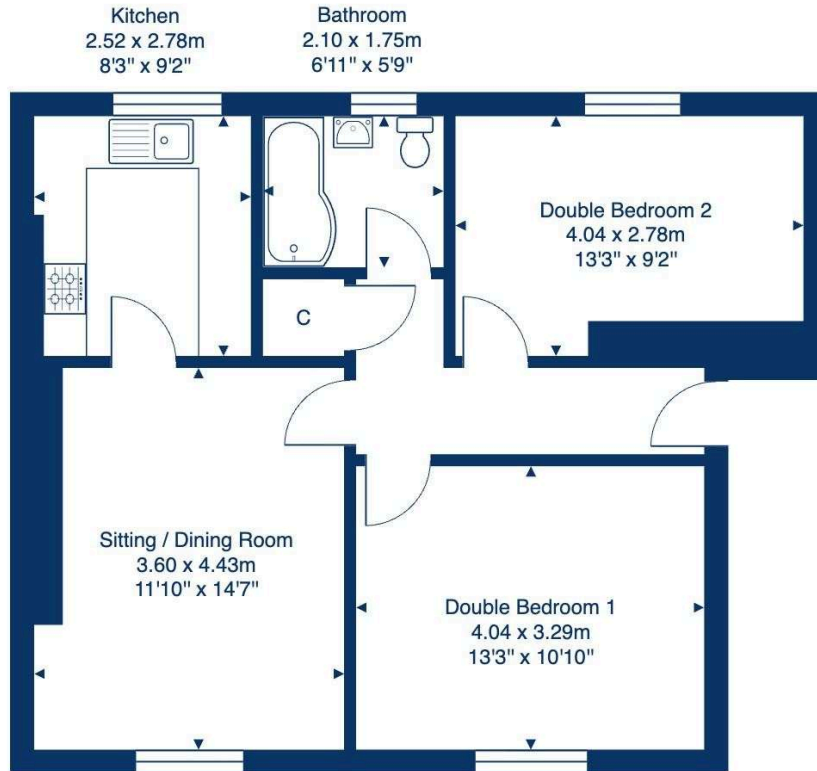
Local schooling is available from nursery to secondary level and a variety of recreational facilities are close at hand including a choice of gyms and the Odeon Luxe Cinema at the Westside Plaza shopping complex.





# Floor Plan

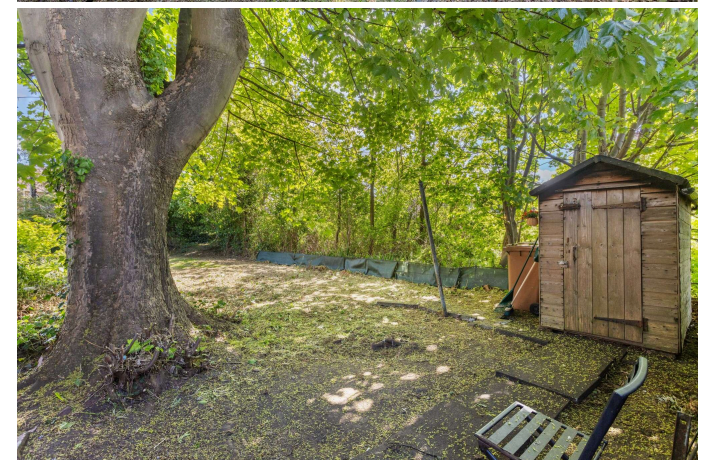
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Second Floor

Total Area: 60.5 m<sup>2</sup> ... 651 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





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