










Fixed Price

£175,000

36/2 Parkhead Drive

Parkhead | Edinburgh | EH11 4SP

This spacious ground floor flat, complete with a private driveway and generous gardens to the front and rear, is situated within a quiet residential street in the ever-popular Parkhead area. The property is ideally positioned close to a wide range of local amenities, schooling, supermarkets and excellent public transport links, making it a highly convenient location for everyday living. The accommodation would make an ideal purchase for first time buyers, young professionals, small families or buy-to-let investors seeking a well-presented home in move-in condition.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

Internally, the property has been extensively upgraded and fully redecorated throughout. Improvements include fresh neutral décor, new flooring coverings and upgrades to both the kitchen and bathroom, creating a bright and modern living environment. The accommodation comprises a welcoming entrance hallway with useful storage facilities. To the front of the property is a spacious lounge featuring laminate flooring and a contemporary wall mounted electric fire, providing an attractive focal point within the room. The kitchen has been fitted with a range of wall and base mounted units complemented by subway style tiling to the splashback areas. Integrated appliances include a gas hob, oven and extractor hood, while a separate utility cupboard provides space for a washing machine and additional storage. There are two well-proportioned double bedrooms. The principal bedroom is positioned to the front of the property and benefits from fitted storage and carpeted flooring. The second bedroom overlooks the rear garden and is also a generous double room with carpet flooring. The bathroom has been upgraded with a crisp white three-piece suite incorporating an electric shower over the bath, glass shower screen and chrome heated towel rail.



This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property further benefits from a private driveway and garden grounds to the front. To the rear is a fully enclosed garden, mainly laid to lawn, together with a timber shed providing useful outdoor storage.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

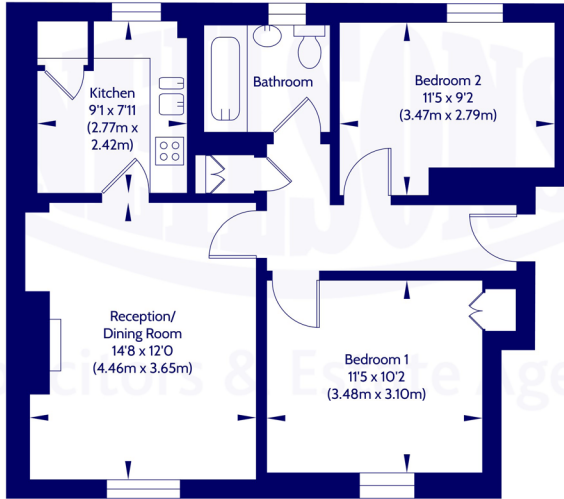
Parkhead is a mature and popular area of Edinburgh close to both Edinburgh College and the Sighthill Campus of Napier University. A good variety of shops serves the local community with more extensive retail opportunities available at the Gyle and Hermiston Gait retail parks. Schooling is well represented 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





Approx. Gross Internal Floor Area 57 Sq M / 617 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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