





Welcome

Welcome to Parkhead Terrace, occupying the top floor of a traditional block of just six properties, this bright and well-proportioned two-bedroom flat offers an excellent opportunity for first-time buyers, professionals and investors alike. Situated in the popular Parkhead area of Edinburgh, the property enjoys a peaceful residential setting whilst remaining within easy reach of excellent local amenities and transport links. Externally, the property enjoys the rare advantage of a private garden area to the rear, providing a wonderful outdoor space for relaxing, gardening or summer entertaining. Ample on-street parking is available to the front of the property. Presented to the market in good condition, we would recommend an early viewing.



- Reception hallway
- Front facing living room with lovely views
- Kitchen equipped with wall and base units
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Double glazing
- Secure entry system
- Private garden area to the rear
- On street parking available



Parkhead

Parkhead is a mature and popular residential area of Edinburgh close to both Edinburgh College, the Sighthill Campus of Napier University, Heriott Watt University, with walkable access to local parks, the Union Canal and Water of Leith Walkway. 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, as well as local and regional rail connections. The area is also convenient for those connected with the Edinburgh Business Park, the Royal Bank Headquarters at Gogar and Heriot Watt University.

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

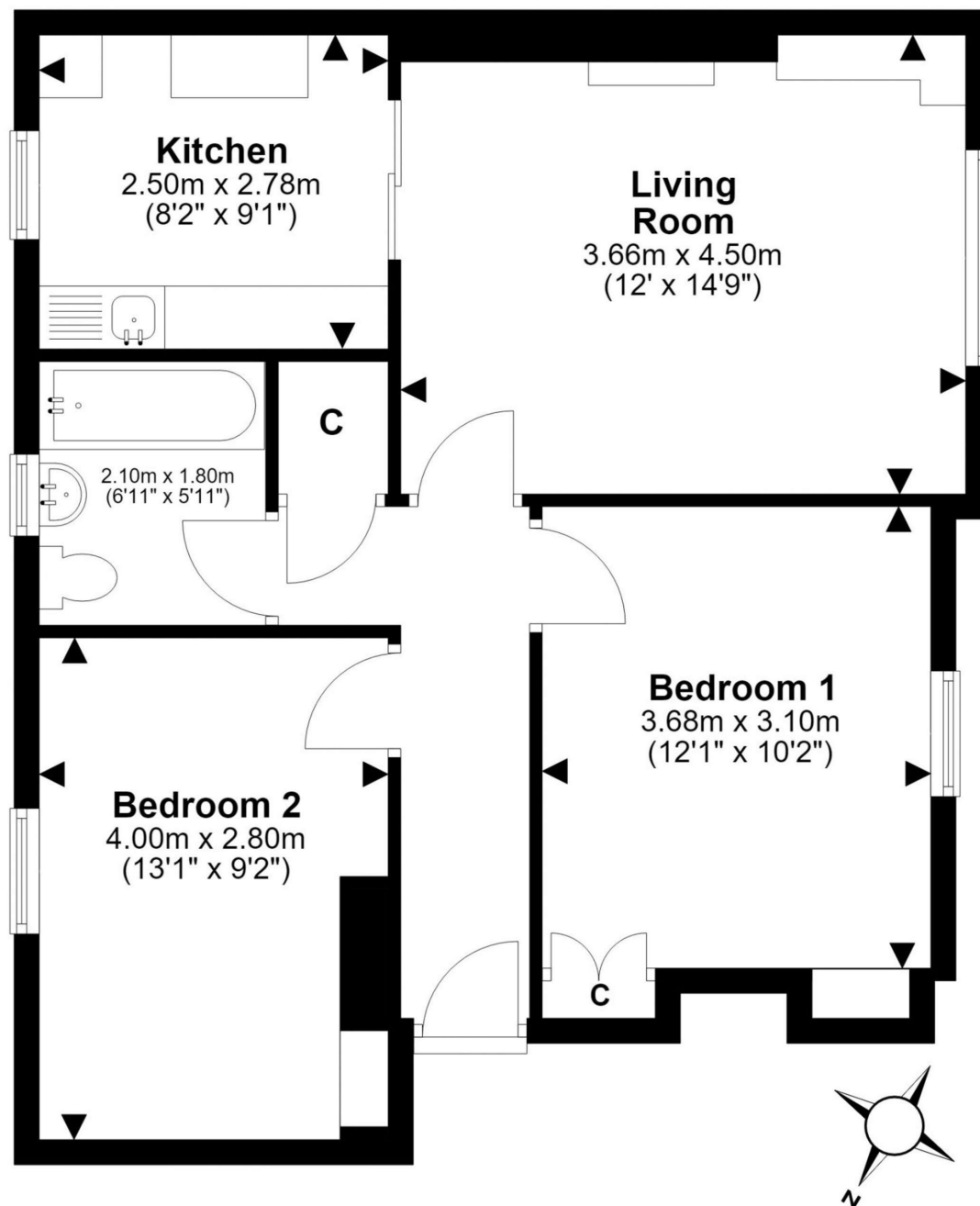
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.