



15 Parkhead Terrace
Edinburgh
EH11 4RE

Bright and well-presented two-bedroom ground floor flat with driveway and garden located in the popular residential area of Parkhead.

The accommodation comprises:



- Hallway gives access throughout the property and two large integral storage cupboards.
- Warm and bright living room, set to the front of the property and gives access to the kitchen.
- Accessed from the living room, the modern fitted kitchen enjoys dual aspect natural light to the front and side of the property and is fitted with a range of base and wall mounted contemporary units.
- First double bedroom has a view to the rear garden and features built in wardrobes and mirror across one wall, TV point, cornice, wood flooring and central light fitting.
- Second double bedroom, set off the living room to the rear of the property
- Accessed from the hall, the bathroom has a window to the side of the property and is fitted with a cabinet mounted hand basin, corner shower cubicle with mains controls.
- The well-maintained garden situated to the rear of the property is laid to lawn with a patio area and mature planting. A second section of garden has a brick built outbuilding ideal as a workshop or for bikes and garden tools. A monoblock driveway to the front offers parking for two cars.













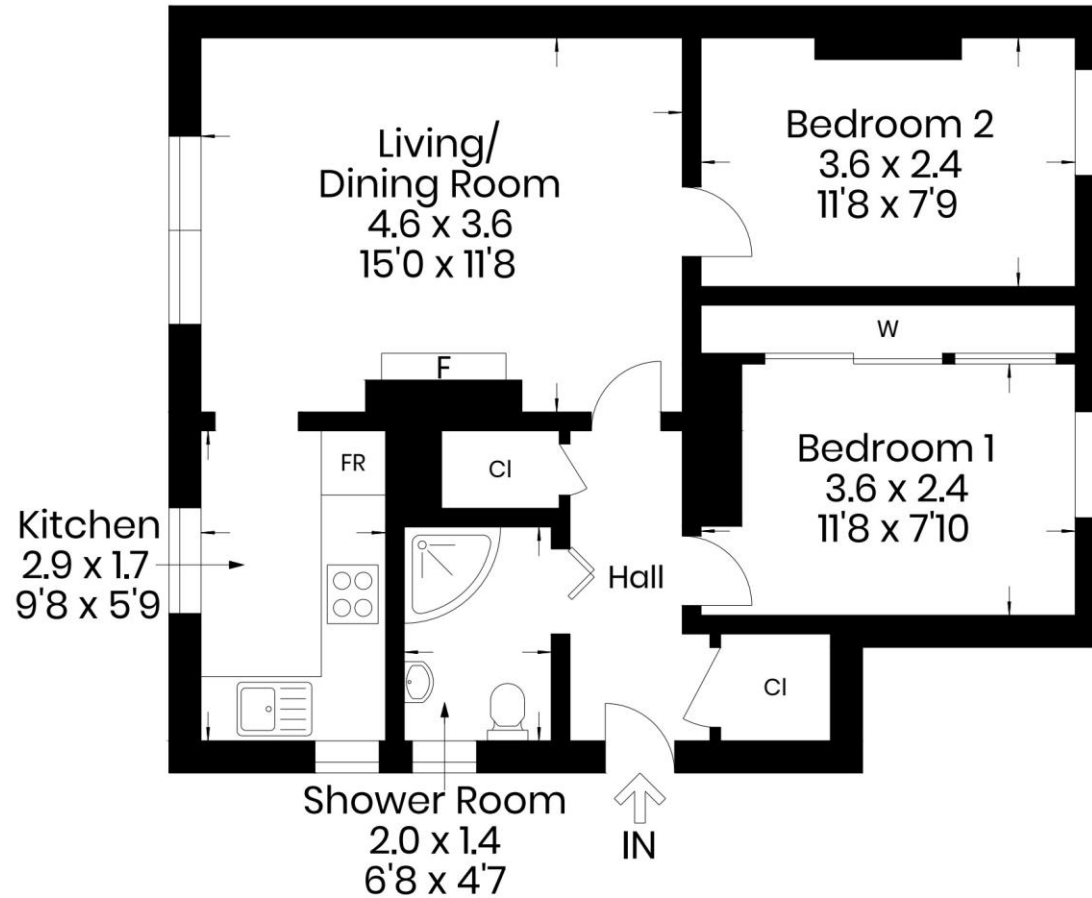


Parkhead is a popular residential location to the west of Edinburgh city centre. Hermiston Gait and the Gyle Shopping Centre, both under a ten-minute drive, offer a variety of high street shops including a Tesco and Marks and Spencer. Recreational amenities include the nearby Kingsknowe and Carrick Knowe Golf Clubs, David Lloyd Health Club and Saughton Public Park. There is an Odeon Cinema five-minutes' drive away. The property is in the catchment area for good schooling, and it is an excellent location for Heriot Watt University and Edinburgh College, Gogarburn and Edinburgh Business Park. Regular bus and tram services take you quickly into the city centre and it is ideally placed for the City Bypass, Scottish motorway network, Edinburgh International Airport and the Queensferry Crossing.

- EPC Band- D
- Council Tax Band- C







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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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