

12 Parkhead Drive, Parkhead, Edinburgh, EH11 4SR



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### Description

Particularly appealing south-facing double upper villa, enjoying its own main door access quietly positioned within the popular residential area of Parkhead close to local amenities, excellent commuting links and within easy reach of the city centre. This impressive home is presented to the market in beautiful order and offers well proportioned and versatile living space which comes with added attraction of a sizeable enclosed sunny rear garden.

- Entrance vestibule and stair
- Sunny south-facing living room
- Superbly appointed kitchen
- Three double bedrooms
- Bedroom 4/study
- Contemporary shower room
- Generous storage facilities
- South-facing views to the Pentland Hills
- Gas central heating and double glazing

### Extras

The fitted carpets, curtains, oven, hob, washing machine, fridge/freezer and garden shed are included.

**EPC Rating:** C

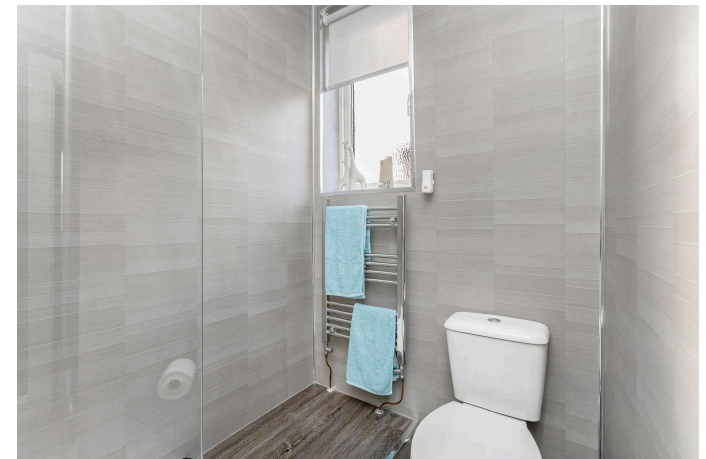
### Price and Viewing

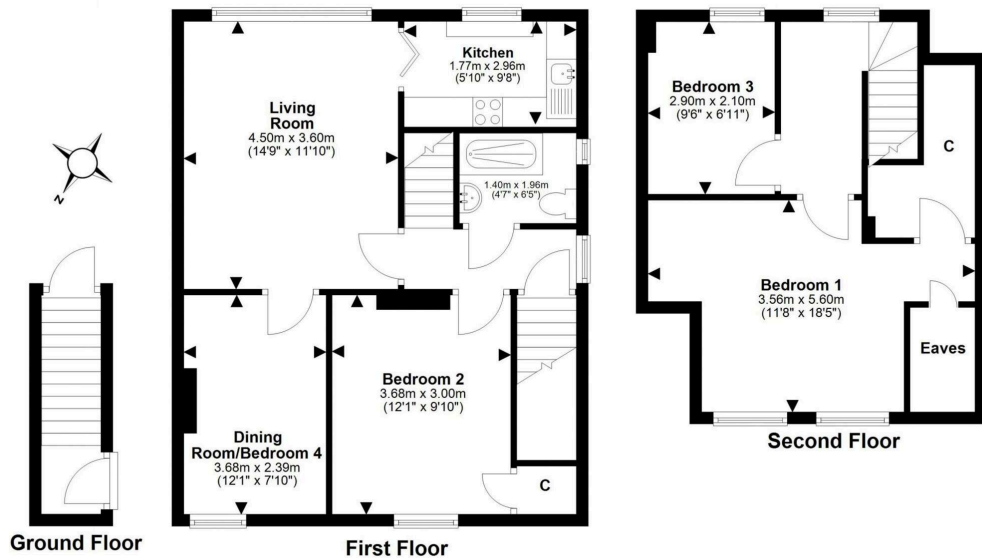
For price and viewing information or further details on this property please contact us on 0131 557 3188.



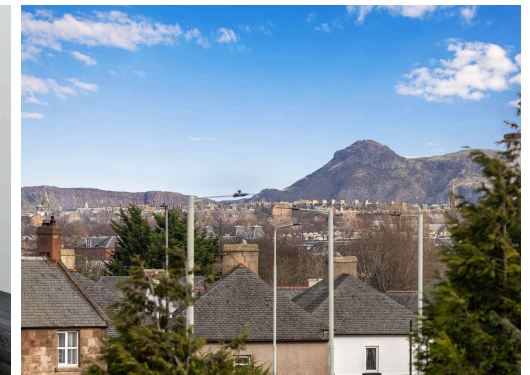
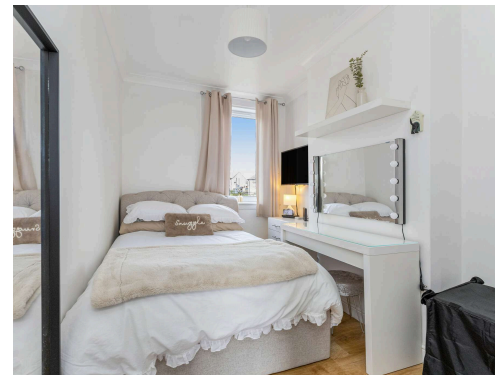
## Location

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.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

