










Offers Over
£172,000

30 Parkhead Gardens

Parkhead | Edinburgh | EH11 4RR

This well-proportioned main door lower villa enjoys a peaceful setting within the popular residential area of Parkhead and benefits from generous private gardens to the front and rear. Conveniently positioned close to an excellent range of local amenities, schools, recreational facilities, and transport links, the property offers an ideal opportunity for first-time buyers, retirees, downsizers, or investors seeking a move-in-ready home.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

Freshly decorated throughout and fitted with new carpeting, the accommodation is presented in excellent condition. A welcoming entrance hallway provides access to the principal rooms and benefits from two useful storage cupboards. To the front of the property, the bright and comfortable reception room offers an attractive focal point in the form of a stone feature fireplace, creating a warm and inviting space for relaxing or entertaining. The kitchen is fitted with a range of wall and floor-mounted units and includes an integrated hob, oven, and extractor hood, with additional space available for freestanding appliances. The property offers two well-proportioned bedrooms, both enjoying a quiet rear aspect overlooking the garden. The principal bedroom is a generous double room with comfortable carpeted flooring, while the second bedroom features glazed patio doors providing direct access to the rear garden, making it a versatile space that could also serve as a dining room, home office, or guest bedroom. Completing the accommodation is a newly installed bathroom, finished with contemporary full wet-wall panelling, a modern three-piece white suite, and an electric shower positioned over the bath.



Extras

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

Gardens & Parking

Externally, the property boasts a private front garden laid mainly to lawn and bordered by established hedging, while the enclosed rear garden provides a secure outdoor space with timber fencing and a lawned area, ideal for relaxing, gardening, or outdoor dining. Ample on-street parking is available directly outside the property for residents and visitors alike.

Viewing

By appointment through Neilsons (0131 625 2222).





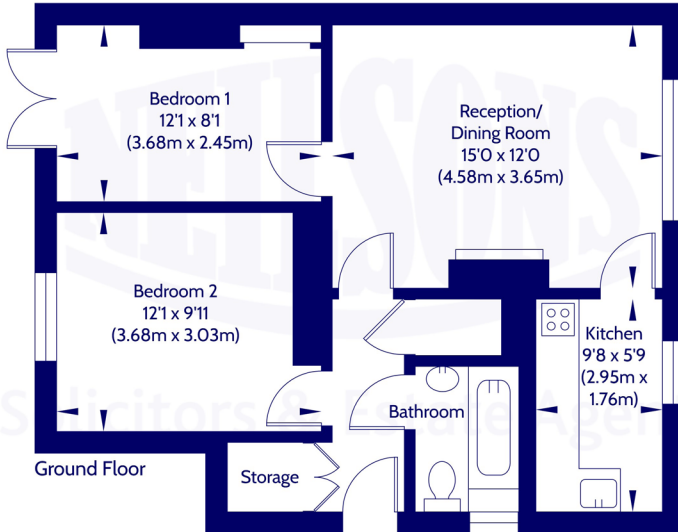
Location

Parkhead is a mature and popular 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 Heriott Watt University.





Approx. Gross Internal Floor Area 54 Sq M / 578 Sq Ft.



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.



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