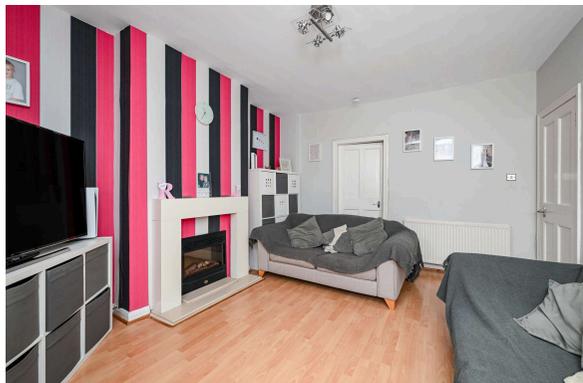




6/2 Parkhead Place
PARKHEAD | EDINBURGH | EH11 4RQ


warners
solicitors & estate agents



6/2 Parkhead Place

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Warners are delighted to present this generously proportioned and beautifully presented ground floor flat, offering the rare advantage of a private mono-blocked driveway to the front providing off-street parking for two cars, along with a private walled rear garden. Ideally positioned within easy reach of excellent local amenities, Napier University and Edinburgh College at neighbouring Sighthill, the property also benefits from superb transport links, making it a highly convenient and accessible place to call home. The accommodation is well balanced and thoughtfully laid out, beginning with a welcoming entrance hall incorporating useful storage. The bright and spacious living/dining room provides an excellent setting for both relaxing and entertaining, enhanced by a feature fireplace with electric fire insert forming an attractive focal point. The fully fitted kitchen is well equipped with ample cabinetry and workspace, designed to meet the needs of modern living. There are two well-proportioned double bedrooms, offering comfortable accommodation and flexibility for use as guest space or a home office if required. A modern shower room completes the internal layout. The property further benefits from gas central heating, double glazing and a secure entryphone system, ensuring comfort and peace of mind. Externally, the private walled rear garden is laid to lawn with a patio area, creating an ideal outdoor space for dining, relaxing or accommodating pets and young children. With its generous room sizes, excellent outdoor space and private driveway, this appealing home will suit a wide range of buyers, including first-time purchasers, downsizers or small families. Early viewing is highly recommended to fully appreciate all that is on offer.

Main Accommodation

- Welcoming entrance hallway with storage
- Bright and spacious living/dining room
- Fully fitted kitchen
- Two generous double bedrooms
- Contemporary shower room
- Gas central heating and double glazing
- Secure entry phone system
- Private mono-blocked driveway for two cars
- Private walled rear garden laid to lawn with patio area

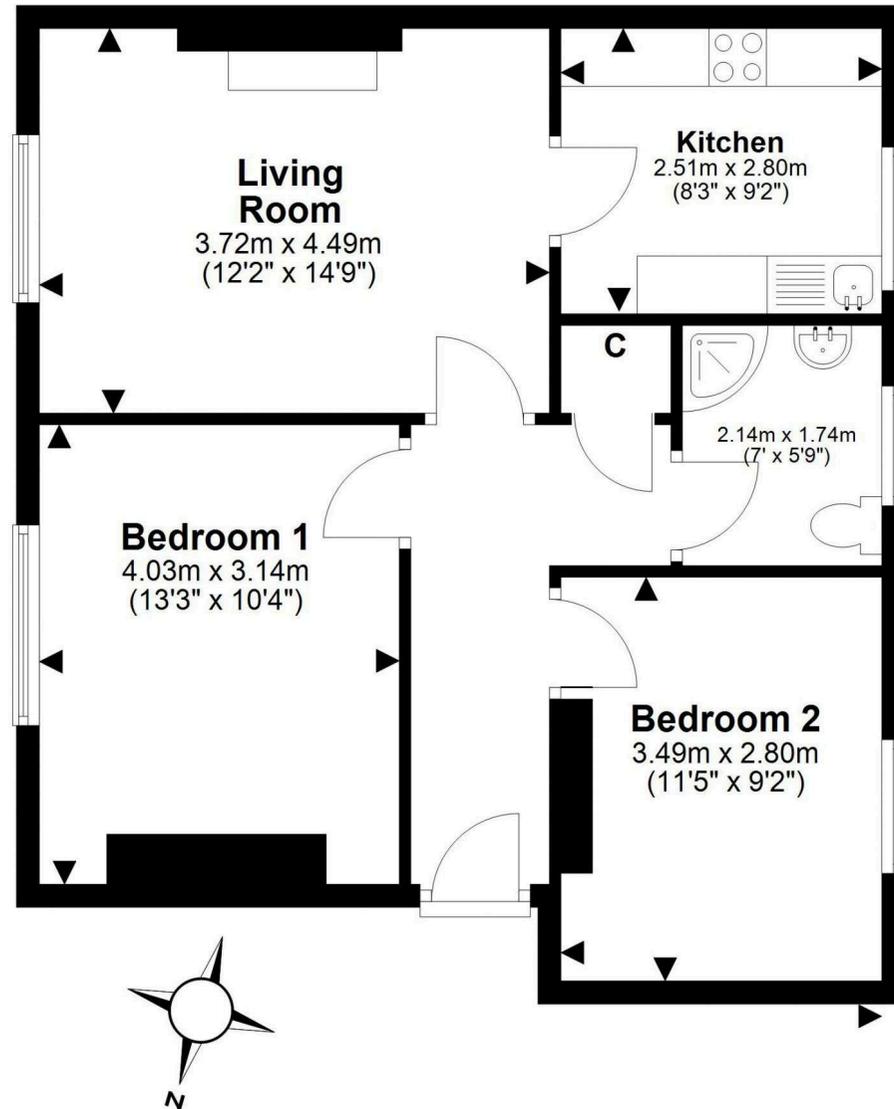
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Kitchen appliances including fridge/freezer & washing machine will be included in the sale of the property along with blinds, curtains & garden shed. Energy rating: D, Council tax band C.

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.





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.