










Fixed Price

£170,000

11 Parkhead Loan

Parkhead | Edinburgh | EH11 4SJ

A freshly presented, two bedroom main door upper villa, quietly positioned within the popular residential area of Parkhead, close to a range of local amenities, transport links and green spaces. The property offers bright and well proportioned accommodation, complemented by a private garden and is ideally suited to first time buyers, professionals or those looking to downsize.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private rear garden
-  On street parking
-  EPC rating – C
-  Council tax band - C



Description

Accessed from a private main door, stairs lead to the first floor and the accommodation briefly comprises; naturally lit entrance hallway, bright and airy lounge/dining room with decorative fireplace, fitted kitchen with a range of wall and base units with co-ordinated worktops and tiled splashbacks, two double bedrooms with built in storage, and a bathroom with a white suite, shower over the bath and heated towel rail. The property further benefits from gas central heating and double glazing.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer and washing machine.

Gardens & Parking

There is a generous private rear garden, mainly laid to lawn with an area of decking, providing an ideal space for outdoor dining and enjoying the warmer months. Unrestricted on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





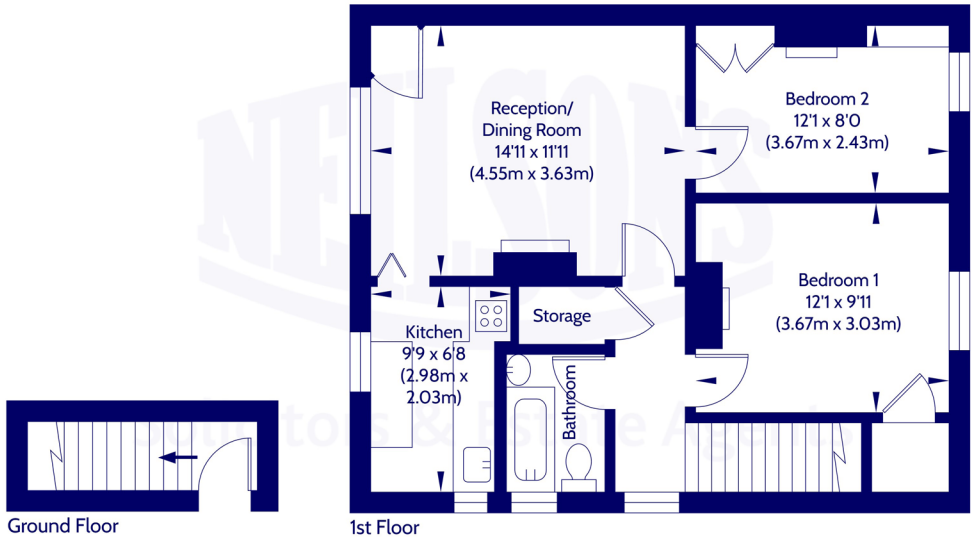
Location

Parkhead is a mature and popular area of Edinburgh close to both Edinburgh College, the Sighthill Campus of Napier University, Heriot 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 shopping available at the Gyle and Hermiston Gait retail parks. Schooling is well represented from nursery to secondary 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 and the Royal Bank Headquarters at Gogar.





Approx. Gross Internal Floor Area 59 Sq M / 640 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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