



# Parkhead

4 Parkhead Avenue  
EH11 4SG



1



2



EPC Rating

## Lower Flat

OFFERS OVER £149,000

- Entrance vestibule
- Hallway with built in storage
- Living room
- Kitchen
- 2 double bedrooms
- Bathroom
  
- Hallway with built in storage
- Gas central heating
- Double glazing
- Private front and rear gardens
- Private driveway
- On street parking in surrounding area
  
- Ideal for 1st time buyer or investors
- In need of upgrading

Viewings - by appointment call  
Beveridge & Kellas on 0131 554 6321





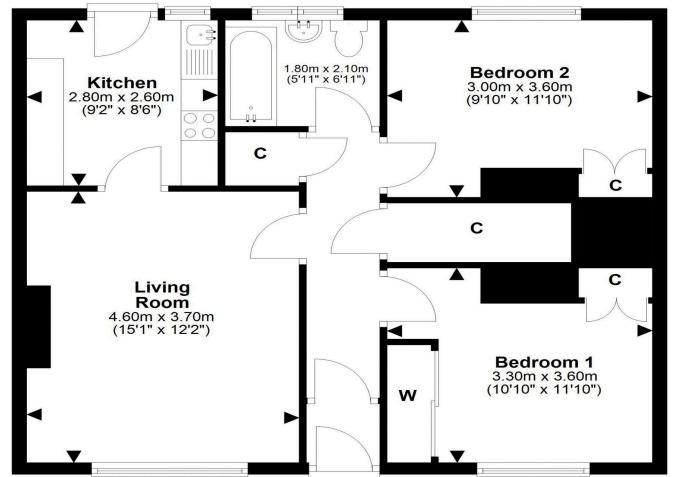




This two bedroomed lower flat requires upgrading but would be ideal for first time buyers and investors alike. Situated to the west of the City Centre there is a choice of regular buses and a tram service taking you to the City Centre, Edinburgh Airport and other surrounding areas. A good variety of shops are available with more extensive retail opportunities available at the Gyle and Hermiston Gait retail parks. Schooling is well represented from nursery to senior level.

The flat opens via a private door to an entrance vestibule which leads to the hallway. The hallway benefits from two deep built in storage cupboards and gives access to most of the accommodation. The living room is front facing and has the kitchen off. The kitchen features base and wall units, slot in cooker, washing machine, and gives access to the rear garden. A double bedroom is to the front and has a fitted mirrored wardrobe and a built-in shelved cupboard. A second double bedroom is to the rear and benefits from a built-in shelved cupboard.

Completing the accommodation is a family bathroom to the rear and this comprises, a bath with overhead electric powered shower unit, WC and a wash hand basin.



**Ground Floor**

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.

Additional benefits include gas central heating, double glazing, private driveway, and private gardens to the front and rear.

### EXTRAS

To include the aforementioned white goods - no warranties will be given

### OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**