



Offers Over  
**£170,000**

## 54 Parkhead Loan

Parkhead | Edinburgh | EH11 4SL

Spacious two-bedroom main door lower villa with driveway and private gardens, quietly positioned within the popular residential area of Parkhead. Close to a host of excellent local amenities and transport links, the property will appeal to first-time buyers and young professionals alike, while also offering a fantastic opportunity for buyers to put their own stamp on their purchase.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - C



## Description

The accommodation begins with an entrance vestibule leading into an inviting hallway, which benefits from two useful in-built storage cupboards. The lounge/diner is bright and airy, enjoying a front-facing aspect and providing ample space for both living and dining furniture. The kitchen is partially tiled and fitted with a range of freestanding white goods, complemented by tiled flooring and direct access to the rear garden. There are two well-proportioned double bedrooms. Bedroom one features integrated wardrobes with sliding mirrored doors, while bedroom two enjoys a quiet rear-facing position. Both rooms offer generous space for freestanding furniture and flexible layouts. The shower room is partially tiled and has a white suite.

Further benefits include gas central heating and double glazing throughout.



## Gardens & Parking

Externally, the property boasts a private rear garden incorporating a wooden deck, chipstone areas, and a lawn – ideal for outdoor seating and relaxation. To the front, there is a private garden area and a driveway providing off-street parking for one car.

## Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, and washing machine, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

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.





Approx. Gross Internal Floor Area 51 Sq M / 658 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [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.
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