





Welcome

Welcome to Parkhead Loan, a well-proportioned, main door, two-bedroom lower villa offering generous and flexible accommodation, complemented by a private driveway to the front along with a private garden to the rear. The property is situated in the popular Parkhead area of Edinburgh, close to many local amenities and swift transport links. The property will no doubt appeal to a range of purchasers, including first-time buyers, couples, small families, investors and those seeking to downsize. Viewing is highly recommended to appreciate the accommodation, private outdoor space and convenient location on offer.

- Reception hallway with useful storage options
- Front facing living room
- Fully fitted kitchen with white goods included
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Driveway to the front with further on street parking available
- Private garden to the rear



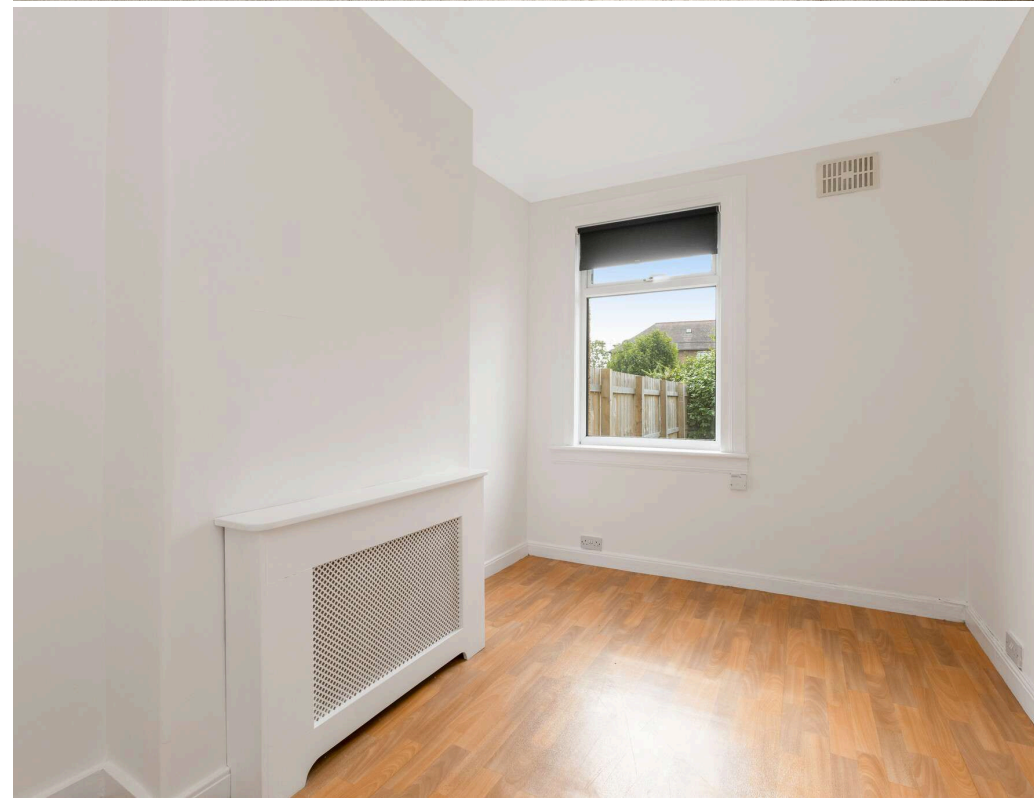


Sighthill

Parkhead Loan is situated within a popular and well-established residential area of Edinburgh, conveniently positioned for a wide range of local amenities. Nearby shopping facilities, supermarkets, schools and leisure opportunities are all within easy reach, while regular public transport services provide straightforward access to the city centre and surrounding areas. The location also offers good road links, making it particularly convenient for commuting throughout Edinburgh and beyond. With a blend of local convenience and excellent accessibility, the area is well suited to a variety of buyers.

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.



Get in touch

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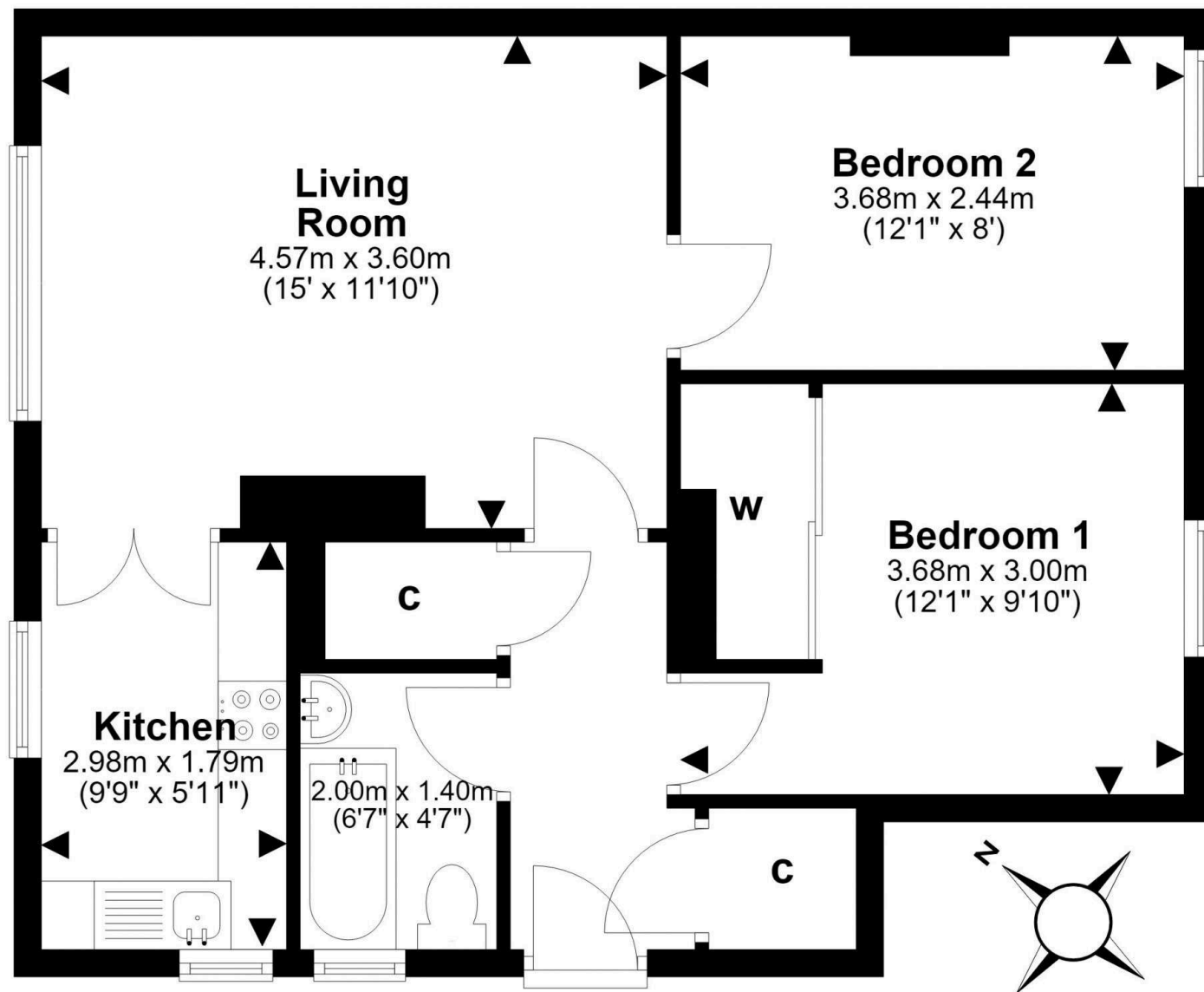
Bruntsfield Office:

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Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.