



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 49 Parkhead Drive

Parkhead, Edinburgh, EH11 4SP



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This three-bedroom main-door lower villa in Parkhead is a versatile home that will appeal to commuting professionals, families, first-time purchasers, and downsizers alike. It is attractively presented in light hues, and further benefits from a modern kitchen and shower room. In addition, it boasts private parking and private gardens, including an enclosed rear garden with a generous patio and lawn for enjoying the summer months. Adding to the home's appeal, the three bedrooms provide a high degree of flexibility as well, one double (with French doors to the garden) could be used as a dining room for example, while the single bedroom could be used as an office. It ensures adaptable space to meet life's changing needs.

Extras: all fitted floor and window coverings, light fittings, integrated oven and gas hob, microwave, freestanding fridge/freezer, and washing machine to be included in the sale.

## Property Summary

- A bright and airy lower villa in Parkhead
- Lightly decorated interiors throughout
- Private main-door entrance
- Vestibule and hall with built-in storage
- Living room with southeast-facing aspect
- Modern, galley-style kitchen
- Two double bedrooms (one with storage)
- One versatile single bedroom/study
- Tiled shower room with three-piece suite
- Well-maintained, private front garden
- Private rear garden with a lawn and patio
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £185,000





Well-maintained, private front garden and a private rear garden with a lawn and patio





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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

