



Solicitors & Estate Agents



Fixed Price

£170,000

153/1 Parkhead Avenue

Parkhead | Edinburgh | EH11 4RW

This delightful two bedroom ground floor flat is located in the popular residential area of Parkhead. There are large gardens to the front and rear and ample on street parking.

 Sitting/dining room

Fitted kitchen

 2 double bedrooms

 Bathroom

 Lovely gardens to the front and rear

 On street parking

 EPC Rating – C

 Council Tax Band - C



Description

Located in the popular residential area of Parkhead, this appealing 2 bedroom ground floor flat benefits from delightful gardens to the front and rear.

The interior has been cosmetically upgraded by the current owners and they also installed a new garden shed in the rear garden and fence in the front garden.

The well proportioned accommodation comprises sitting/dining room, fitted kitchen, 2 spacious double bedrooms and a shower room.



Extras

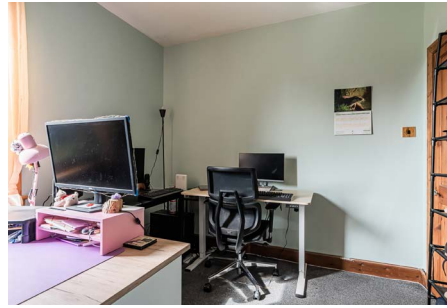
Included in the sale price are all fitted floor coverings, hob, oven, extractor hood, fridge/freezer and washing machine. The garden shed is also included in the sale price.

Gardens & Parking

Externally, the property boasts private gardens to the front and rear. They are laid mainly to lawn and the front garden is bordered by new timber fencing. Ample on-street parking is available directly outside the property.

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, Heriott 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 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, as well as local and regional rail connections. The area is also convenient for those connected with the Edinburgh Business Park, the Royal Bank Headquarters at Gogar and Heriott Watt University.



Approx. Gross Internal Floor Area 59 Sq M / 630 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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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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