



17-2 Parkhead Loan
EDINBURGH | EH11 4SJ

I7-2 Parkhead Loan

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Description

This spacious two-bedroom, ground floor flat is set in Parkhead, slightly west of Edinburgh city centre. The property offers an excellent opportunity to become a lovely starter home for a first-time buyer, young family or perhaps someone who is now looking to downsize from a larger family home. The property would now benefit from some general cosmetic upgrading work. The accommodation briefly comprises an entrance hall, a good-sized living room, fitted kitchen, there are two double bedrooms with ample space for free-standing furniture and bathroom with white suite and mains shower over the bath. The property benefits from gas central heating, double glazing, private gardens to the front and rear and on/off street parking facilities. Viewing is highly recommended to fully appreciate the size and what potential this property has to offer to make a perfect starter home or investment opportunity.

Virtual Staging

It should be noted as the property is currently vacant, we have virtually staged/renovated some of the rooms to showcase how this property could look after upgrading works have been carried out.

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. The area is also convenient for those connected with the Edinburgh Business Park and the Royal Bank Headquarters at Gogar. 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.

Extras

All fitted floor coverings, along with the freestanding fridge freezer and washing machine. It should be noted that this property is being sold as seen and no warranties or guarantees will be given.

Price & Viewing

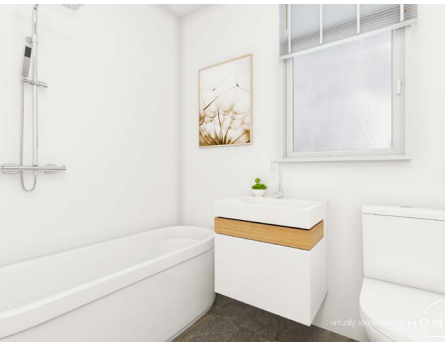
For price and viewing information contact Agents.



Features

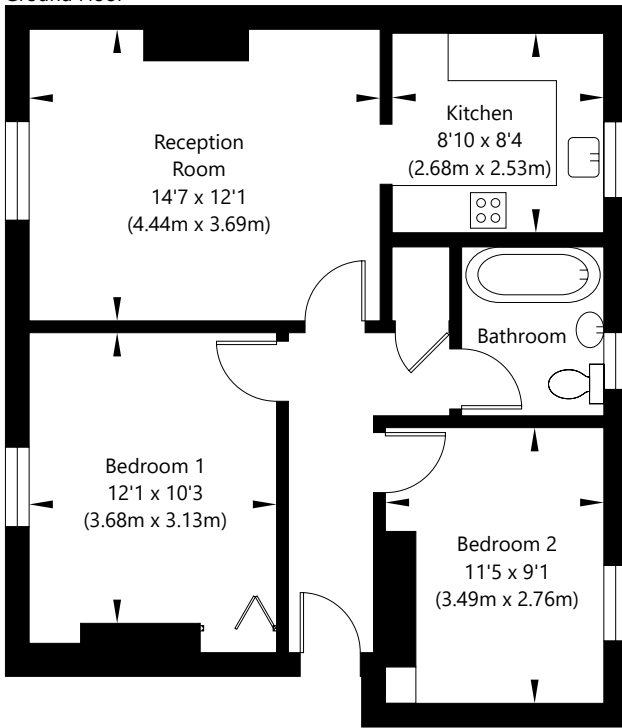
- Entrance hall
- Living Room
- Kitchen
- 2 Bedrooms
- Bathroom with shower
- Double glazing
- Gas central heating
- Private gardens to front and rear
- On/off street parking

“ A spacious two-bedroom, ground floor flat is set in Parkhead, slightly west of Edinburgh city centre with private front & rear gardens. ”





Approx. Internal Area 58.39 Sq M / 629 Sq Ft.
 Not to scale. For identification only.
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 Ground Floor



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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 part of 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.

