



12 Parkhead Crescent
Parkhead, Edinburgh, EH11 4RY

CALL US ON 0131 447 4747

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For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule.
- Reception hall with excellent storage.
- Well-presented living room.
- Fabulous open plan kitchen/dining room/family room.
- French doors to rear garden.
- Master bedroom with walk-in storage cupboard & ensuite shower room.
- Two further double bedrooms.
- Contemporary fitted family bathroom with shower.
- Gas central heating.
- Double glazing.
- Alarm.
- Private garden to front.
- Good sized garden to rear with Astro turf & decking areas.
- Summerhouse located in the rear garden.
- Access to side of property.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

An attractive, extended lower villa situated within the popular Parkhead district of the city perfectly positioned for a wide range of local amenities and a short journey to the south west of Edinburgh City Centre. The property would be suitable for a range of buyers and brought to the market in move-in condition.

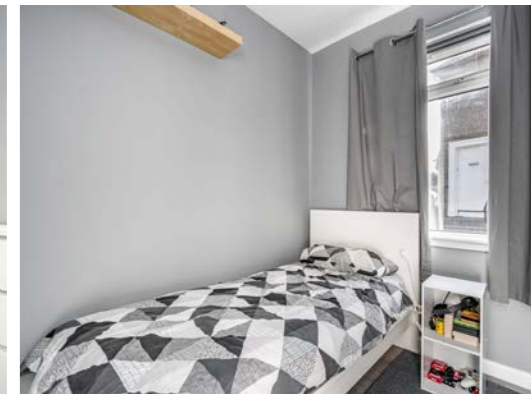
COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 1 MILE TO KINGSKNOWE TRAIN STATION.
AIRPORT: APPROXIMATELY 5.9 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

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.

EXTRAS:

All fitted floor coverings, light fittings, curtains, poles and window blinds, kitchen appliances to include the integrated hob, oven, cooker hood, microwave, fridge/freezer, dishwasher and washer dryer. The summerhouse and garden shed in the rear garden will also be included in the for sale price.



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Edinburgh, EH11 4RY**



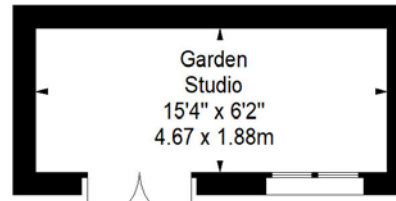
Approx. Gross Internal Area
1079 Sq Ft - 100.24 Sq M

Garden Studio

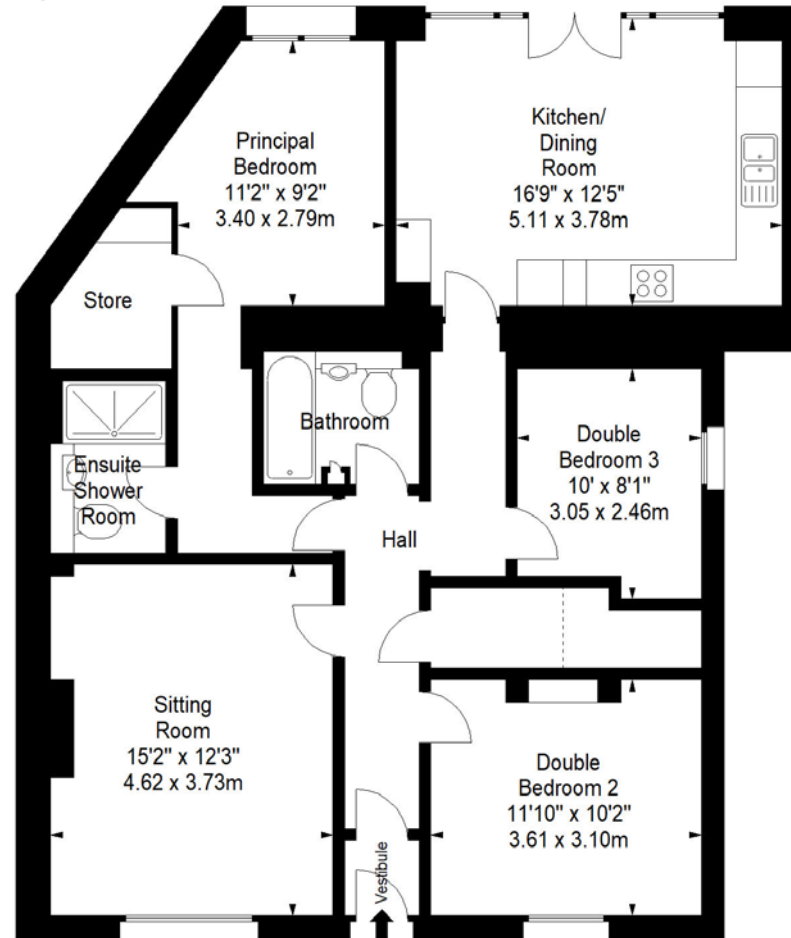
Approx. Gross Internal Area
95 Sq Ft - 8.83 Sq M

For identification only. Not to scale.

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Ground Floor



Ground Floor



Energy Performance
Certificate Rating C



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.