



97 Parkhead Loan

Parkhead, Edinburgh, EH11 4SN

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Summary

Accompanied by private parking and an attractive garden, this well-presented upper villa is ideal for families, with three bedrooms, a bathroom with shower-over-bath, a stylish kitchen, and a spacious reception area featuring an inviting living-flame fire. The appealing home enjoys a quiet residential setting with hill views, less than 30 minutes commute from the city centre and conveniently close to the Bypass and local rail links.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

Features

- Well-connected suburb
- Far-reaching views
- Traditional upper villa
- Entrance porch (with storage) & hall
- Living/dining room with living-flame fire
- Bright contemporary kitchen
- Two double bedrooms (principal with storage)
- One single bedroom/home office
- Bathroom with shower-over-bath
- Neatly-kept garden with two sheds
- Private driveway
- GCH & DG
- EPC Rating - C





Traditional upper villa with
far-reaching views in a
well-connected suburb







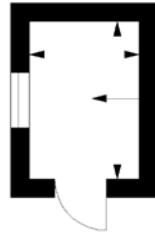
Two double bedrooms and
one single bedroom/home office





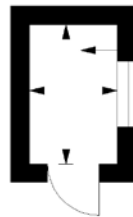
Floorplan

Shed
Approx. 3.2 sq. metres (34.4 sq. feet)



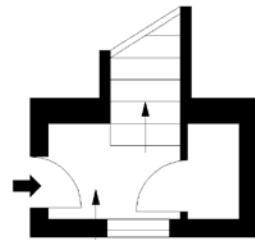
Shed
7'1" x 4'11"
2.15 x 1.50m

Shed
Approx. 2.3 sq. metres (24.8 sq. feet)



Shed
6'3" x 3'11"
1.90 x 1.20m

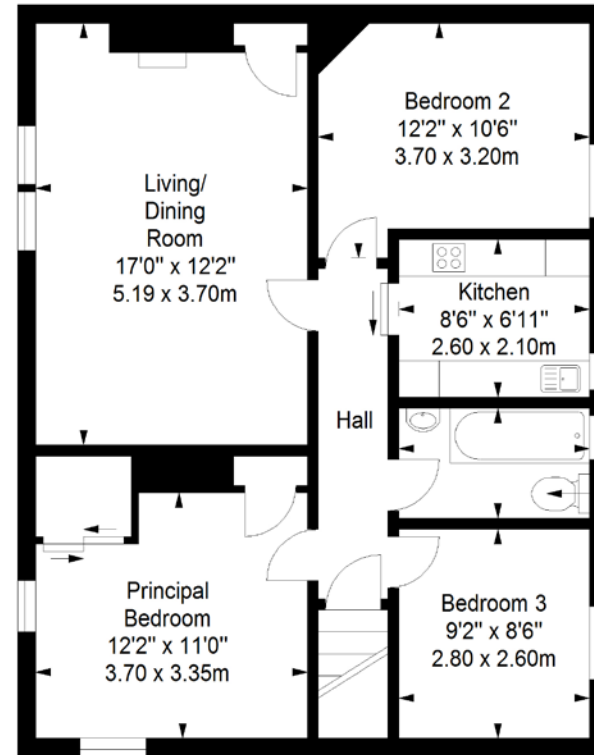
Ground Floor
Approx. 4.6 sq. metres (49.5 sq. feet)



Porch



First Floor
Approx. 73.6 sq. metres (792.2 sq. feet)



Total area: approx. 83.7 sq. metres (900.9 sq. feet)

LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

