



## 107 Parkhead Loan

Parkhead, Edinburgh, EH11 4SN

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## Summary

Occupying the first and second floor, this main-door double upper villa is a versatile four-bedroom residence in Parkhead. It features well-presented interiors, which are decorated in light neutral hues, and it has a quality kitchen and bathroom. In addition, the property further benefits from excellent built-in storage and a private rear garden. It also has a convenient location in Parkhead, set within easy reach of amenities, regular transport links, and local schools.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances, these are being sold as seen.

## Features

- Spacious double-upper villa
- Situated in popular Parkhead
- Lightly decorated interiors
- Private main-door entrance
- Central hall with built-in storage
- Living room with a fireplace
- Well-appointed kitchen
- Three double bedrooms with wardrobes
- Single bedroom/office with storage
- Bathroom with overhead shower
- Private back garden
- Unrestricted on-street parking
- Electric heating and double glazing
- EPC Rating - G





Spacious double-upper villa  
situated in popular Parkhead  
with a private main-door  
entrance





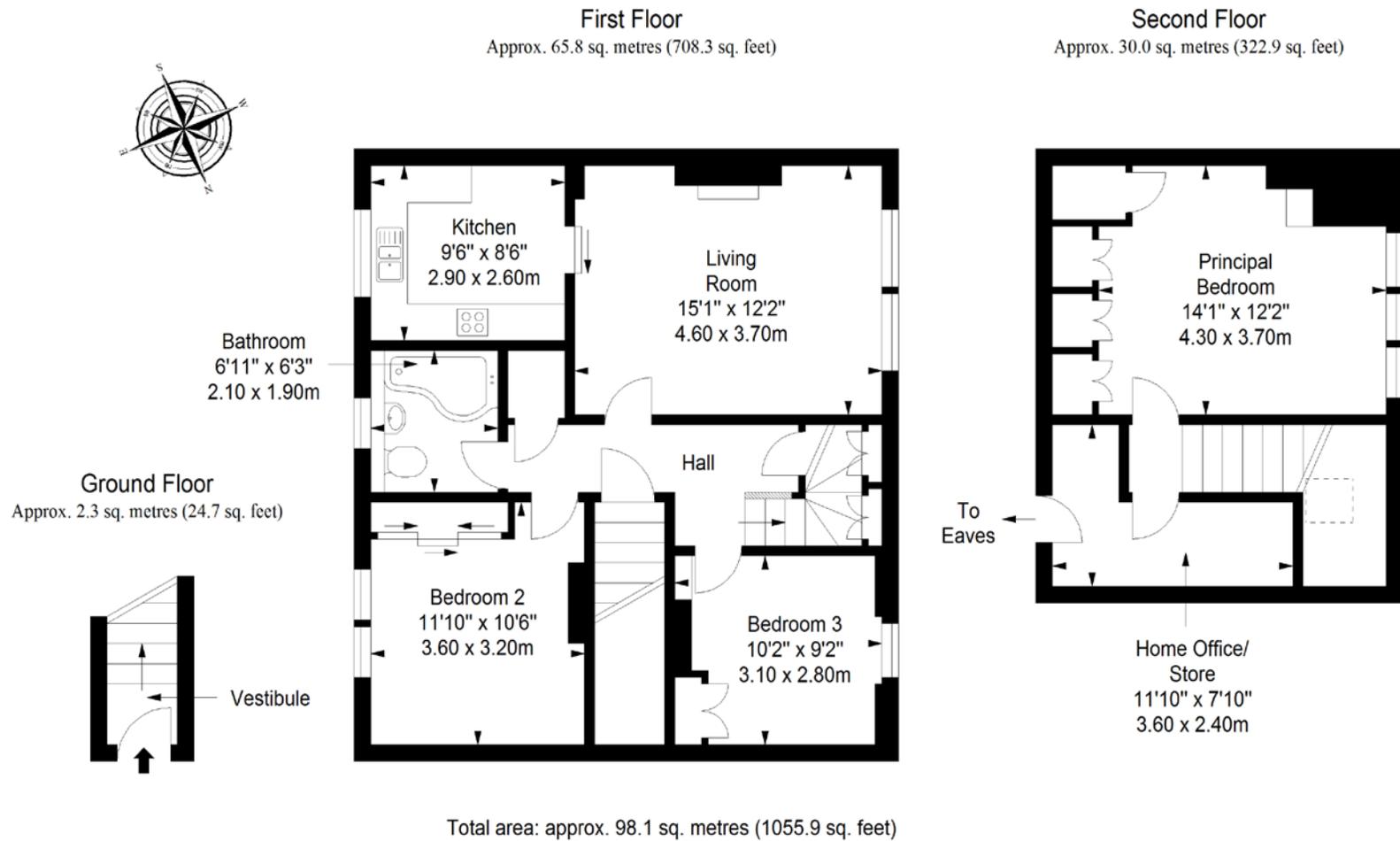


Three double bedrooms with wardrobes and a single bedroom/ office with storage





# Floorplan



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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.

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