










Offers Over

£165,000

136 Parkhead Drive

Sighthill | Edinburgh | EH11 4RX

This attractive, light-filled main door lower villa with pleasant open-outlook to the front, benefits from a driveway providing valuable off-street parking together with a delightful, landscaped private garden to rear. Located within the popular Parkhead district of the city, conveniently positioned within easy reach of many local amenities, schooling and transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating –D
-  Council Tax Band - B



Description

The bright, well proportioned accommodation, which is in good decorative order throughout, shall undoubtedly appeal to the first time buyer, rental investors or may also suit that of the retirees, looking for accommodation on one level with direct access to gardens. Internal viewing is recommended to be fully appreciated. In brief, the property comprises; entrance vestibule, hallway with deep storage cupboard, there is a sunny and spacious lounge to the front featuring a modern fireplace incorporating the living flame electric fire, there is a modern kitchen fitted with a range of wall and base units with built-in hob/oven/hood and integrated appliances. A glazed UPVC door leads to the private rear garden. The two double bedrooms both benefit from built-in mirrored wardrobes together with additional built-in storage within the principal front-facing bedroom. Lastly the extensively tiled shower room comprises of a white three piece suite with electric shower. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings, light fittings, curtains and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood, integrated appliances (dishwasher, fridge) and the free-standing washing machine. A freezer is located in the hall cupboard together with a chest freezer and tumble drier (both located in the shed) can also be included in the sale if desired.



Gardens and parking

The property benefits from well maintained, landscaped private garden grounds. To the front there is an area of artificial lawn bordered by hedging providing a degree of privacy with double gates leading to the monoblock driveway providing valuable off-street parking. The fully enclosed rear garden has two lovely, paved patios with central artificial lawn. The garden shed, which is fitted with power, shall be included in the sale.



Viewing

By appointment with Neilsons on 0131 625 2222.





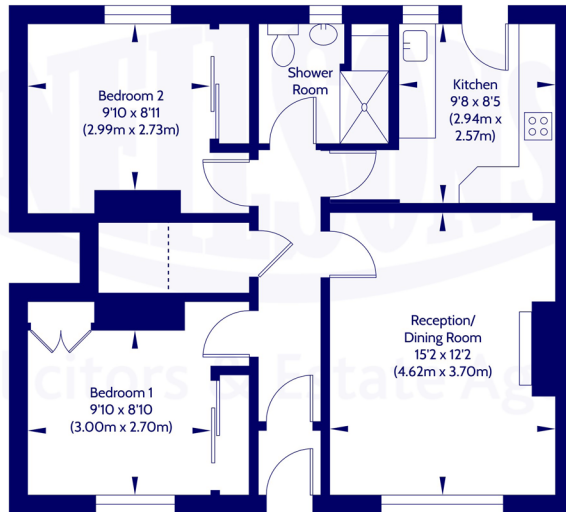
Location

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 65.06 Sq M / 700 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.



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