



**56/3 Parkhead Loan**  
Edinburgh, EH11 4SL

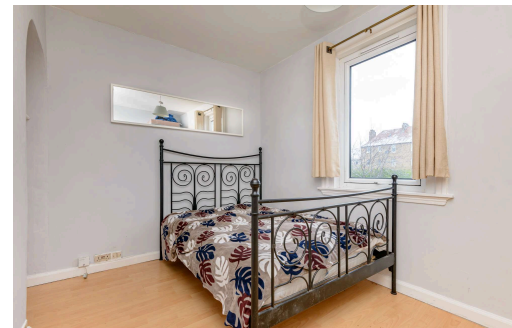
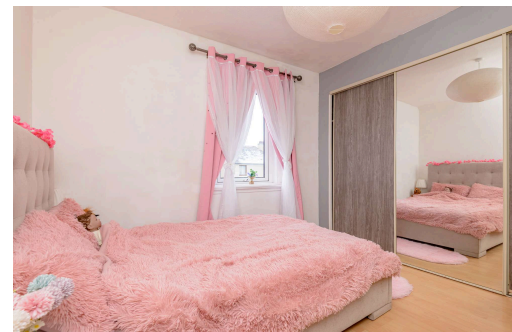
A



# *"56/3 Parkhead Loan is an extremely attractive first floor, two bedroom flat."*

- STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET PARKING





## LOCATION

Parkhead Loan is situated in the established and popular Parkhead area which lies south-west of Edinburgh's City Centre, the property is in an ideal location well-served by frequent public transport services. There are bus stops close-by on Murrayburn Road as well as Calder Road providing regular transport to and from the city centre and surrounding area. Wester Hailes Train Station is also within close proximity with a service that provides only a 15-20 minute journey into the City Centre. Westside Plaza is the main social and shopping hub of the area. 'Xercise4Less' Gym is also nearby as well as Wester Hailes Education Centre providing a swimming pool and courts for badminton and squash. Schooling can be found from primary to secondary level within the vicinity with further education available at the nearby Edinburgh College, the Sighthill campus of Napier University and the main campus of Heriot-Watt University to the west, in Riccarton. The City Bypass is a short drive and provides access to the M8/M9 and A1 motorway networks. Edinburgh Airport is also a short drive away.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

## DESCRIPTION

56/3 Parkhead Loan is an extremely attractive first floor, two bedroom flat. This superbly spacious property has all the benefits of modern living which ensures a most comfortable living environment.

The accommodation comprises: entrance hall with storage cupboard; large bright living room, modern fitted kitchen, two double bedrooms one with full length fitted wardrobes and a family bathroom.

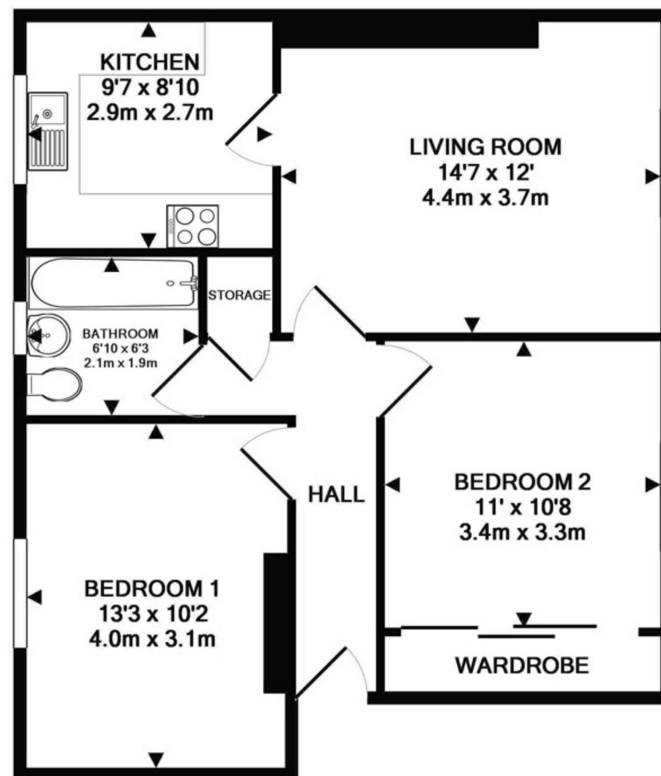
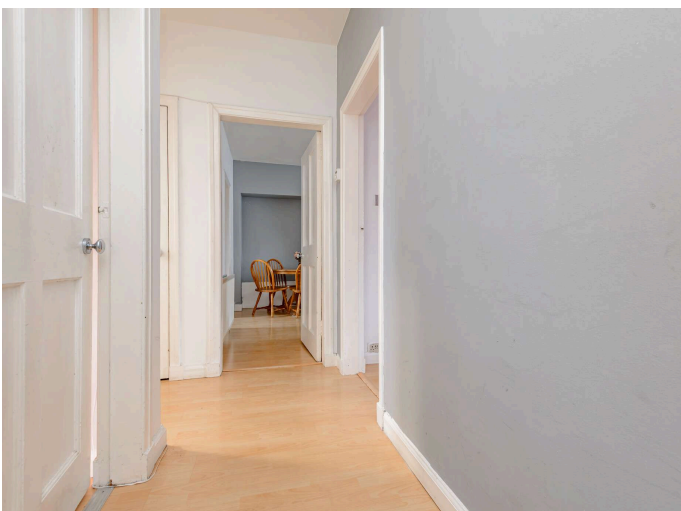
Further benefits are gas central heating, double glazing and on street parking.

## EPC RATING

The energy efficiency rating for this property is band C



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.3 SQ.M.)



**ANNAN**  
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk

**espc**

**zoopla**

**OnTheMarket**

**rightmove**

**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.  
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565