



25 Parkhead Terrace, Edinburgh, EH11 4RE

Bright and spacious two bedroom upper villa with private entrance and gardens, which is in good order throughout. The property would make an ideal starter home and is well positioned for excellent amenities as well as Heriot Watt University, Napier University and Edinburgh College. It has gas central heating and is double glazed. The attic has been floored and lined, offering potential for a full loft conversion with the appropriate consents.

The accommodation comprises:

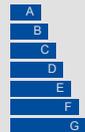
- Private entrance hall with staircase leading to the landing on the first floor
- Hallway with deep storage cupboard and staircase to the floored loft, which provides excellent storage
- Fitted kitchen with a range of units, laminate worktops with inset composite sink; the appliances include an electric hob, oven, washing machine and fridge freezer
- Living / dining room with picture window with a pleasant open outlook and westerly aspect
- The bathroom is partially tiled and fitted with a pedestal wash basin, WC and bath
- Two good sized double bedrooms



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
C



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Location

Parkhead is situated approximately four miles west of Edinburgh's City Centre. Local shopping facilities include the Hermiston Gait retail park, the Gyle Shopping Centre, Westside Plaza and a Sainsbury's supermarket at Longstone. It is conveniently located for Heriot Watt University, Napier University and Edinburgh College. Schooling is available locally from nursery to secondary level. Leisure facilities nearby include a swimming pool and gym. A frequent bus service operates from nearby to the City Centre and from a commuting perspective. The property is conveniently positioned for access to the City Bypass and the links to the motorway network. The Union Canal is nearby and has a cycle route to the City Centre.

Outside & Gardens

There are private gardens to the rear of the property which are mostly laid to lawn with borders. There are also two garden sheds which are included in the sale.

Extras

The fixed floor coverings, curtains, blinds, kitchen appliances and light fittings are included in the sale. The Services Clause contained within the Scottish Standard Clauses (Edition 6) shall be excluded from the missives. The property is sold as seen, and purchasers must satisfy themselves as to the condition of the systems and reflect this in their offer.

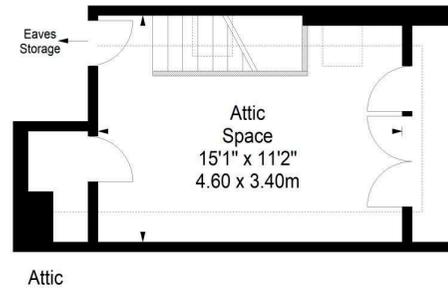
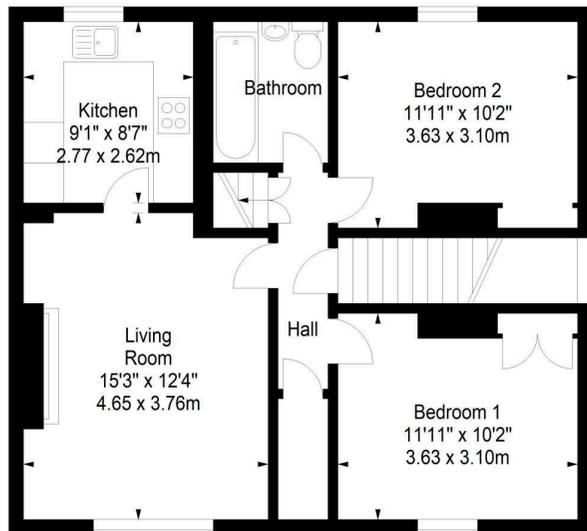
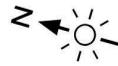
Council tax - Band C



**Parkhead Terrace,
Edinburgh,
Midlothian, EH11 4RE**



Approx. Gross Internal Area
898 Sq Ft - 83.42 Sq M
For identification only. Not to scale.
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DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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