










Offers Over  
**£170,000**

## 16 Parkhead Drive

Parkhead | Edinburgh | EH11 4SR

This attractive and well-proportioned main door upper villa with fantastic private gardens is quietly located within the popular residential area of Parkhead, close to a host of excellent local amenities and transport links. The property would make a superb purchase for first time buyers, retirees, people looking to downsize, or investors and early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Rear and Side Gardens
-  EPC Rating – C
-  Council Tax Band – C



## Description

The accommodation in brief comprises; entrance vestibule with stairs leading to upper level, welcoming hallway with hatch to partially floored attic, light and airy reception room with ample space for a dining table, attractive fitted kitchen boasting wall and base units and splash back tiling, spacious principal bedroom with fitted wardrobe/cupboard, good sized second bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and good storage.

There is also planning permission to extend into the attic and add a further bedroom and bathroom. om.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer, and dishwasher.

## Gardens & Parking

A real feature of this property is the superb, well maintained garden to the rear. The landscaped garden is easily maintained mainly laid to lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. The shed will also be included in the sale. There is also ample on-street parking to the front of the property.

## Viewing

By appointment through Neilsons 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. Internal Area 56.34 Sq M / 606 Sq Ft.

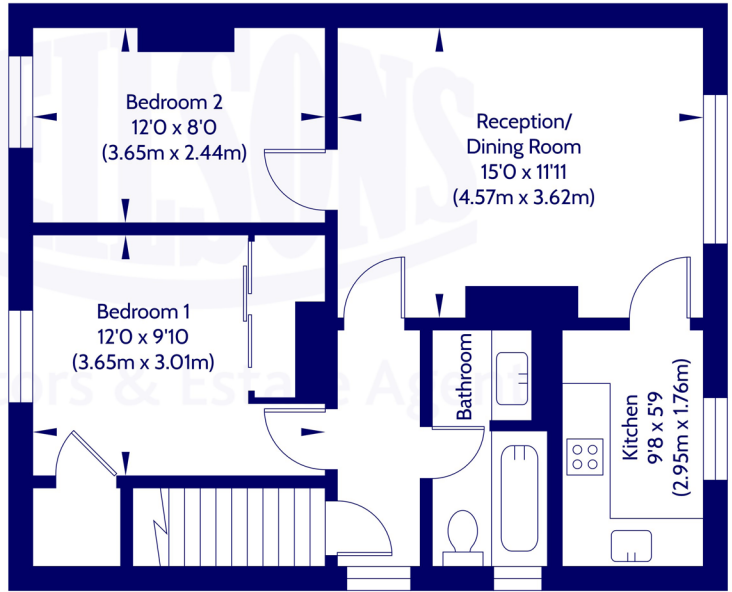
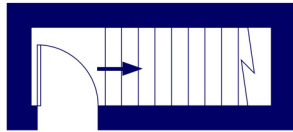
Not to scale. For identification only.

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### First Floor

### Ground Floor



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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