



24 Parkhead View
Parkhead, Edinburgh, EH11 4RT

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule with storage.
- Stairs to upper level.
- Reception hall.
- Generously proportioned living room/dining room.
- Wood burning stove.
- Kitchen with appliances.
- Two good sized double bedrooms one with fitted storage.
- Contemporary fitted shower room.
- Study area with staircase leading to upper level.
- Bedroom three with access to storage within eaves.
- Single bedroom.
- Air sourced heat pump.
- Double glazing.
- Private garden area to side.
- Extensive garden at rear with fruit trees.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A double upper villa situated in the popular Parkhead district of the city a short journey to the west of Edinburgh City Centre. There is a wide range of local amenities close at hand and the property would make an ideal purchase for a young family or perhaps for letting purposes. The accommodation is in need of some modernisation and redecoration but offers excellent potential to any purchaser.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 1.3 MILE TO WESTER HAILES TRAIN STATION.
AIRPORT: APPROXIMATELY 5.3 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

Parkhead is a mature and popular area of Edinburgh close to both Edinburgh College, the Sighthill Campus of Napier University, Heriot 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 Shopping Centre and Hermiston Gait Retail Park. 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 Heriot Watt University.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS. THE WOOD BURNING STOVE AND CHOPPED WOOD WITHIN THE LIVING ROOM WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE ALONG WITH SOME SHELVING WITHIN THE PROPERTY, WOOD STORES AND GARDEN SHED IN THE REAR GARDEN.





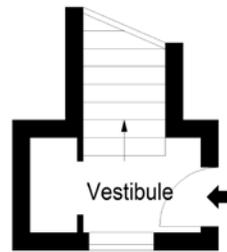
**Parkhead View,
Edinburgh,
Midlothian, EH11 4RT**



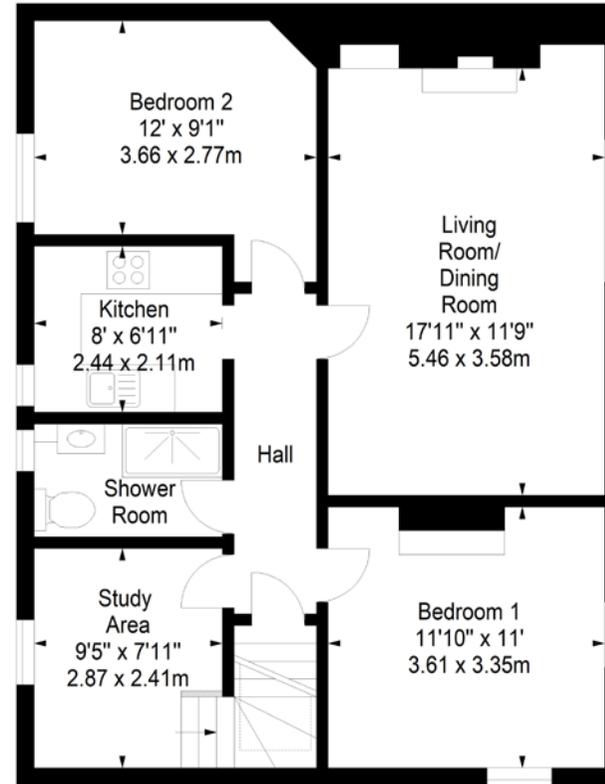
Approx. Gross Internal Area
1075 Sq Ft - 99.87 Sq M
For identification only. Not to scale.
© SquareFoot 2024



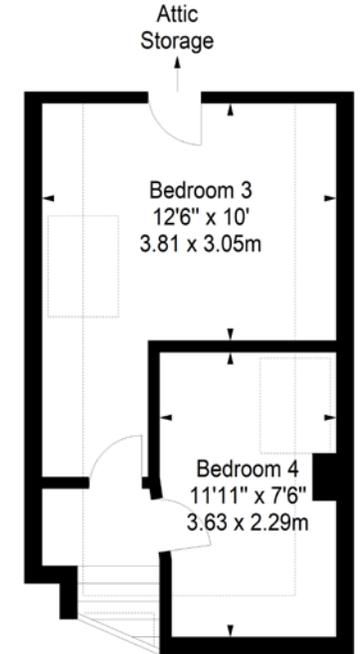
Energy Performance
Certificate Rating D



Ground
Floor
Entrance



First Floor



Second Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.