



lindsays

21/6, Parkgrove Loan,
Edinburgh, EH4 7QX

"A superb second floor flat with large attic, residents parking and well maintained communal gardens"

- Secure shared entrance with well maintained stair
- Hallway with two walk in cupboards, one with drying pulley
- Spacious sitting room/dining room
- Modern fitted kitchen with window
- Two well proportioned bedrooms (master with en-suite)
- Bathroom with shower
- Gas central heating
- Double glazing
- Large attic
- Residents parking
- Open outlook
- Secure bike shed
- On street parking

EPC Rate C

OFFERS OVER £200,000



Description

A superb second floor flat with large attic, residents parking and well maintained communal gardens which is situated in quiet street in popular and established residential area. In brief accommodation comprises; secure shared entrance; spacious sitting room/dining room with door to kitchen; modern fitted kitchen including integrated dishwasher, fridge and washing machine and window to rear; master bedroom with built in wardrobe and en-suite shower room; second well proportioned bedroom and family bathroom with shower. The property benefits from gas central heating, double glazing and there is a large attic which provides excellent storage. There is residents parking and an extremely useful secure bike shed and on street parking. An early viewing is highly recommended.

Area

Drum Brae is a desirable residential area of the capital lying on the north western outskirts of the city. Princes Street and the city centre (approximately 4 miles) are readily accessible via regular public transport services and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport are all within a short drive. Corstorphine itself boasts one of the city's most comprehensive suburban shopping centres, with the Gyle Shopping Centre and Hermiston Gait also within close proximity. Small speciality shops and a variety of high street stores are all represented. There are large branches of Marks & Spencer, Tesco, Morrisons and Sainsbury's all nearby. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are readily accessible. Leisure options are plentiful and diverse. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of Cammo Estate, Corstorphine Hill and Cramond Shore, are to name but a few. There are several local access points to the city's cycle path network. The local schools have an excellent academic reputation. There is a doctors surgery, pharmacy and local shops within a five minutes walk

Viewing

Sunday 2-4pm or by appointment contact Lindsay's



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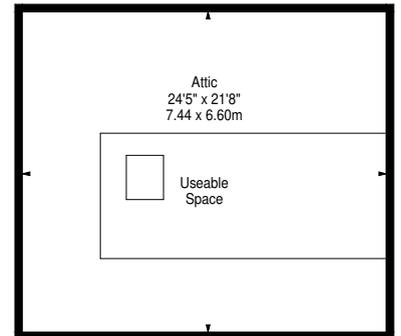
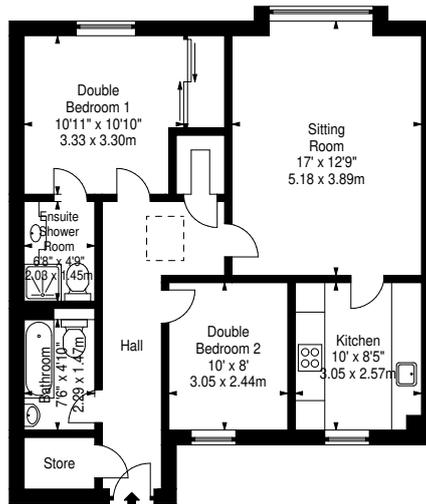
Approx. Gross Internal Area
761 Sq Ft - 70.70 Sq M

Attic

Approx. Gross Internal Area
533 Sq Ft - 49.52 Sq M

For identification only. Not to scale.

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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.