



Fixed Price

£170,000

36/6 Parkhead Drive

Parkhead | Edinburgh | EH11 4SP

A fantastic opportunity has arisen to purchase this impressive, well presented top floor flat, situated within a quiet residential street in the ever popular Parkhead area. The property is ideally positioned close to a wide range of local amenities, schooling, supermarkets and excellent public transport links, making it a highly convenient location for everyday living. The accommodation would make an ideal purchase for first time buyers, young professionals, small families or buyto-let investors seeking a well-presented home in move-in condition

 2 Bedrooms

 1 Public Room

 1 Bathroom

 On-Street Parking

 Rear Garden

 EPC Rating – D

 Council Tax Band - C



Description

The accommodation briefly comprises a welcoming entrance hallway with useful storage, a bright and airy reception room, and a well-equipped galley-style kitchen fitted with a range of wall and base units. There are two well-proportioned double bedrooms, both benefiting from fitted cupboards, together with a bathroom featuring a three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings and blinds will be included in the sale together with the hob, oven and washing machine.

Gardens & Parking

To the rear of the property is a private section of garden, providing a pleasant outdoor space. For those with vehicles, on-street parking is available to the front of the property and within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

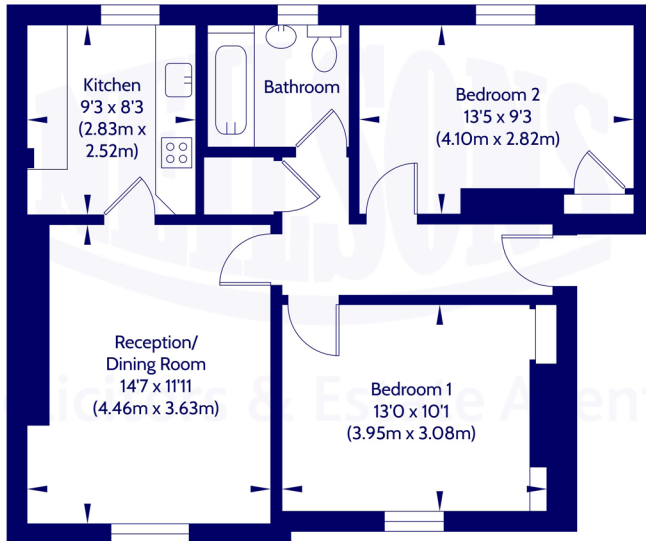
Parkhead is a mature and popular area of Edinburgh close to both Edinburgh College and the Sighthill Campus of Napier University. A good variety of shops serves the local community with more extensive retail opportunities available at the Gyle and Hermiston Gait retail parks. Schooling is well represented 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. The area is also convenient for those connected with the Edinburgh Business Park and the Royal Bank Headquarters at Gogar.





Approx. Gross Internal Floor Area 61 Sq M / 656 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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