




McEwan Fraser Legal
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23 Parkhead Avenue
EDINBURGH, EH11 4SF

LOCATION PARKHEAD

The property is located in the popular residential area of Parkhead, which lies to the west of the city centre.

The property is well positioned to take advantage of an excellent choice of shopping facilities, mainly small specialist shops serving the local community. Further facilities can be found at the Gyle Shopping Complex and at Hermiston Gait, both of which are within easy reach.

The area is supported by banks, building societies and postal services. Schooling is well represented from nursery to senior level. The property is also within walking distance of Stevenson College and Napier University.

An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

23 PARKHEAD AVENUE | GARDEN





23 PARKHEAD AVENUE | INTERIOR

Part Exchange available. We are delighted to bring to the market this particularly appealing double upper villa, offering spacious accommodation over two levels in good decorative order, with superb south facing views of the Pentland Hills.

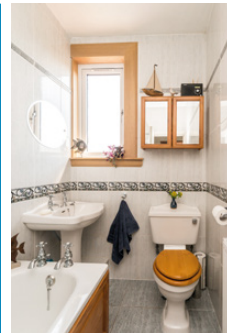
Briefly consisting of a hall, lounge, with feature living flame gas fire,

fitted kitchen with gas cooker, fridge and dishwasher included, bedroom four/dining room, three further bedrooms and bathroom.

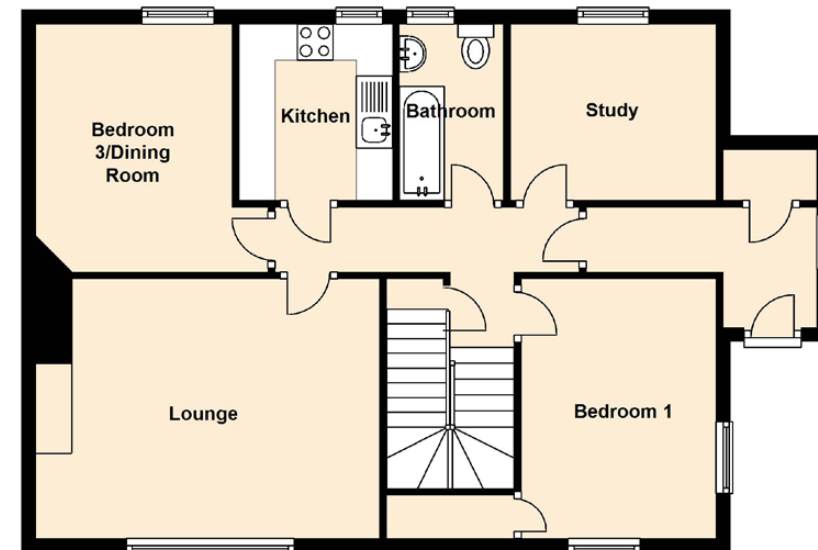
To the rear of the property there is a well maintained private south facing garden. The property benefits from gas central heating and comprehensive double glazing.

“ ...offering spacious accommodation over two levels in good decorative order, with superb south facing views of the Pentland Hills... ”





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.78m (15'8") x 3.61m (11'10")
Kitchen	2.39m (7'10") x 2.13m (7')
Study	2.86m (9'5") x 2.45m (8')
Bedroom 1	3.61m (11'10") x 2.71m (8'11")
Bedroom 2	5.26m (17'3") x 2.95m (9'8")
Bedroom 3/Dining Room	3.65m (12') x 2.73m (8'11")
Bedroom 4	3.56m (11'8") x 3.45m (11'4")
Bathroom	2.39m (7'10") x 1.45m (4'9")

Gross internal floor area (m²) - 94 m²

EPC Rating - C

Extras
(Included in the sale)

All fitted carpets, fitted floor coverings, gas cooker, dishwasher and fridge.

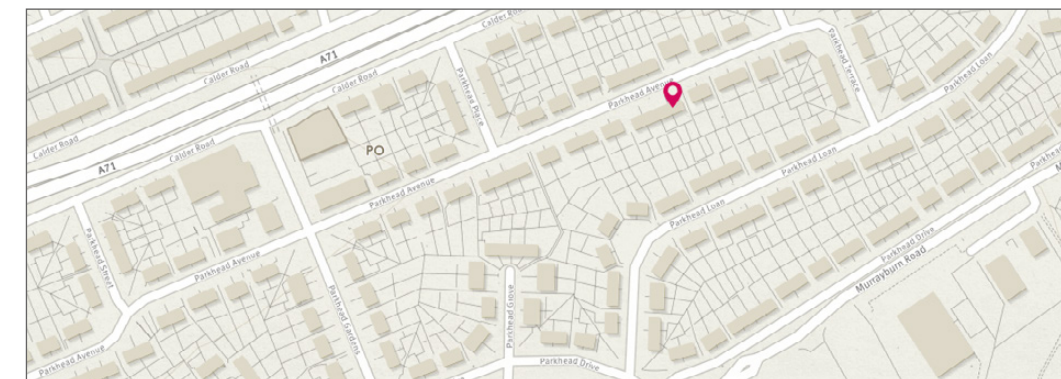
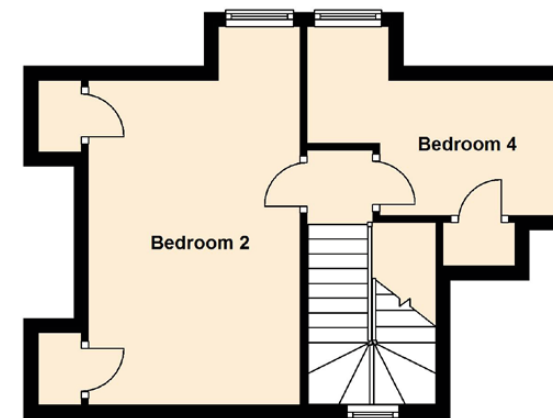


Image credit: <https://www.odinair.com/survey.co.uk/omaps/>



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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