



Well presented light and spacious two
bed flat

In popular residential area

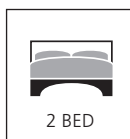


37/6 Parkhead Avenue

Parkhead, Edinburgh, Midlothian, EH11 4SF



Scan Here!



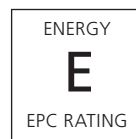
2 BED



1 BATH



ON STREET



ENERGY

E

EPC RATING



...ENJOYING A SUNNY SOUTHERLY ASPECT
TO REAR WITH LOVELY VIEWS TOWARDS THE
PENTLAND HILLS...



37/6 PARKHEAD AVENUE EDINBURGH

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 at Sighthill.

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.

We are delighted to bring to market this light and well presented top floor flat enjoying a sunny southerly aspect to rear with lovely views towards the Pentland Hills.

The spacious property forms part of a block of six flats in quiet residential location and benefits from a private area of garden to the rear and unrestricted on street parking. Internally the property benefits from gas central heating and double glazing throughout.

The property has been successfully rented out and would suit a buy to let investor or make an ideal first time purchase.

The well presented accommodation briefly comprises entrance hall with storage, light and spacious living room/ dining room, fully fitted kitchen, two double bedrooms with built-in wardrobes, shower room with white three piece suite.





APPROXIMATE DIMENSIONS

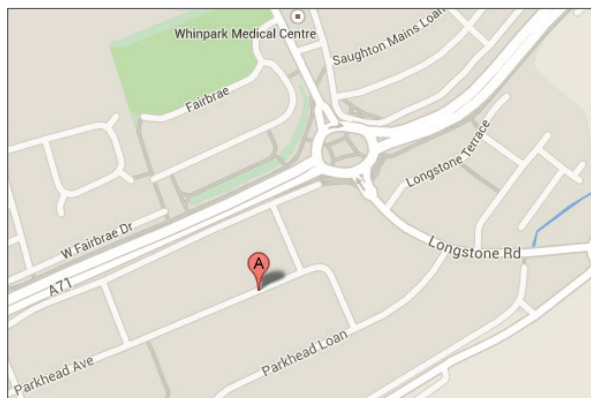
(Taken from the widest point)

Lounge	4.44m (14'7") x 3.97m (13')
Kitchen	2.80m (9'2") x 2.52m (8'3")
Bedroom 1	3.91m (12'10") x 3.10m (10'2")
Bedroom 2	4.06m (13'4") x 2.81m (9'3")
Bathroom	2.14m (7') x 1.78m (5'10")

EXTRAS

(Included in the sale)

The fitted carpets, curtains, oven, hob, cooker hood, washing machine and fridge/freezer are included. Additional items of furniture may be available by separate negotiation.



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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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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.

Disclaimer - 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 schedule 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.



Text and description
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