



3 Parkhead View, Edinburgh, EH11 4RU

Light and Beautifully Presented, Two-Bedroom, Traditional Lower Villa, with Private Gardens & Driveway

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Property Description

Light and beautifully presented, two-bedroom, traditional lower villa, with private gardens and a driveway. Located in the popular Parkhead residential area, south-west of Edinburgh city centre.

Comprises a vestibule, hallway, living/dining room, kitchen, two double bedrooms, and a shower room.

Highlights include a stylish integrated kitchen, double glazing, gas central heating, contemporary flooring and lighting. In addition, there is an impressive modern bathroom, and good storage including a utility cupboard, and a deep walk-in hall store.

To the front is low-maintenance landscaping incorporating a driveway, whilst the generous rear garden features a lawn and a patio deck.

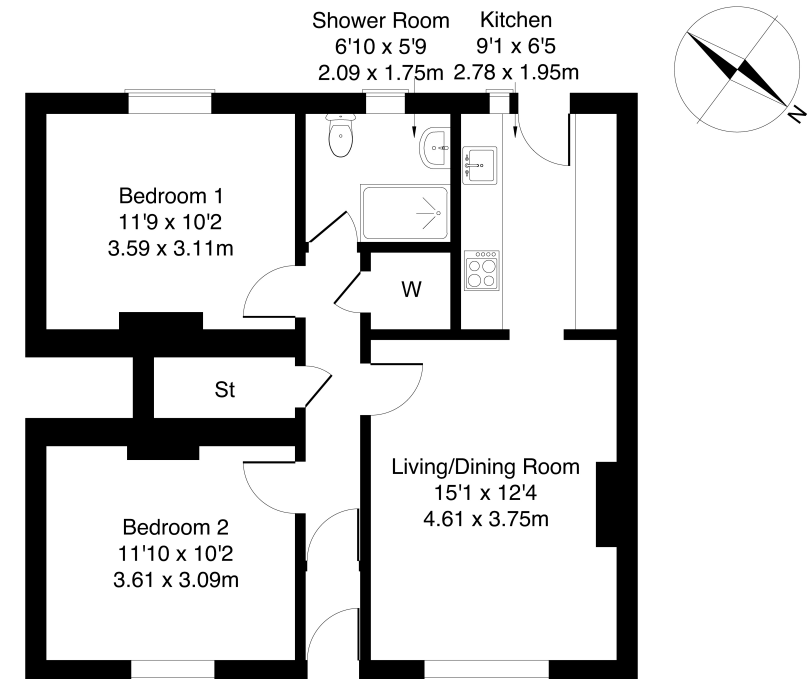
Light and beautifully presented, two-bedroom, traditional lower villa, with private gardens and a driveway. A Welcoming vestibule provides access to all ground-floor living spaces. The generous living/dining room features stylish wood-effect flooring, a sleek slimline radiator, and a central light fitting, creating a bright and comfortable space ideal for relaxing or entertaining. A contemporary fitted kitchen is accessed through a wooden sliding door from the living area. Thoughtfully designed, it boasts stone-effect worktops, a tiled splashback, tiled flooring, and modern spotlighting. Integrated appliances include a fridge/freezer, microwave, induction hob, electric oven, along with a sink and drainer.

Two generously sized bedrooms offer ample space for relaxation and comfort, wood-effect flooring, central ceiling lights, and slimline radiators, offering a cosy and peaceful retreat. Completing the property is a sleek, modern shower room featuring a three-piece suite, rainfall showerhead, tiled flooring and surrounds, and recessed spotlighting for a touch of luxury.



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Approximate Gross Internal Area: (667 sq ft - 62 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Situated in the well-established residential area of Parkhead, this property enjoys a convenient location close to Edinburgh College and Napier University's Sighthill campus. Families are well catered for, with schooling available at all levels in the surrounding area. A wide range of local shops and everyday amenities are within easy reach, while larger retail options can be found at The Gyle and Hermiston Gait retail parks. Nearby Longstone

offers a large Sainsbury's supermarket, with an Asda also conveniently located in Chesser. The area boasts excellent leisure and recreational facilities, including a cinema at Westside Plaza and a swimming pool and fitness centre at the Wester Hailes Education Centre, just a short walk away. Outdoor and sports enthusiasts can also enjoy Kingsknowe Golf Course, Sighthill Bowling Club, PureGym, and events at The Corn Exchange.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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