



Estate Agents and Solicitors

## 37 Parkhead Crescent, Edinburgh, EH11 4RY

Beautifully Presented Two-Bedroom Villa with a Garden & a Garage

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# Property Description

Light and beautifully presented two-bedroom upper villa with a generous private garden. With a leafy and quiet off-street position, located in the popular Parkhead residential area, south-west of Edinburgh city centre.

Comprises an entrance hall and stairs, a living room, a kitchen, two bedrooms, and a family bathroom. In addition, there is a semi-converted loft space featuring four large skylight windows, a wardrobe, and a bathroom.

Further highlights include a stylish integrated kitchen, contemporary flooring and lighting, copper design features, and tasteful decor.

A generous enclosed rear garden is south-facing, with a lawn, patio, and a large garage and store shed.

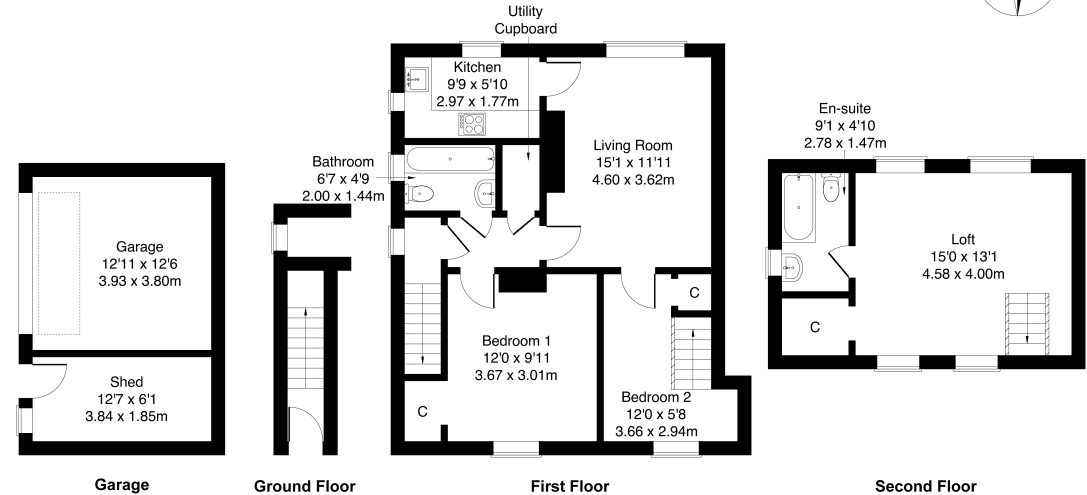
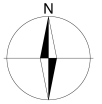
A welcoming entrance hall features carpeted flooring that continues up to the landing, where a side aspect window allows for extra natural light. The upper hallway provides access to the bathroom, bedroom one, the living room, and a utility cupboard. The good-sized living room is enhanced with wall panelling, a wall-mounted TV point, and modern wood-effect flooring. Adjacent to the lounge, the bright, modern kitchen is fitted with stone-effect worktops, a sink with drainer, under-unit lighting, LED kickplate lighting, and integrated appliances including a fridge/freezer, oven, and gas hob.

To the rear of the lounge, the second bedroom also features modern wood-effect flooring and leads via a carpeted staircase to the semi-converted loft. This impressive loft space offers flexibility, with four large skylight windows flooding the area with natural light, a built-in wardrobe, recessed spotlighting, modern flooring, and a stylish three-piece bathroom suite.



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Approximate Gross Internal Area: (1141 sq ft - 106 sq m.) (Excluding Ground Floor)



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

# Area Description

Parkhead is a well-established residential area conveniently located close to Edinburgh College and Napier University's Sighthill campus, with excellent schooling options available at all levels nearby. 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. The neighbouring area of Longstone offers a large Sainsbury's supermarket, with an Asda store also

situated nearby at Chesser. Residents benefit from an excellent selection of recreational and leisure facilities, including a cinema at Westside Plaza, a swimming pool and fitness amenities at Wester Hailes Education Centre just a short walk away, as well as Kingsknowe Golf Course, Sighthill Bowling Club, Pure Gym, and the nearby Corn Exchange, which hosts a variety of events and activities throughout the year.









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