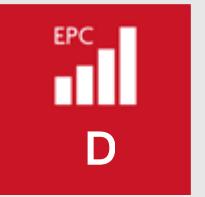




27 Parkhead Loan, Edinburgh
EH11 4SJ





Summary

This extended main door lower villa offers flexible accommodation in the established residential area of Parkhead close to excellent amenities and transport links. Now requiring an element of upgrading, the property benefits from direct access to a private garden and includes hallway with storage, generous lounge with kitchen off, formal dining room leading to double bedroom with storage and door to garden, additional good sized double bedroom, and bathroom. Further benefits include gas central heating, double glazing, and driveway.

Features

- Extended main door lower villa
- Well placed in popular Parkhead district
- Requires an element of upgrading
- Generous living room
- Separate dining room
- Two double bedrooms, one with direct access to garden
- Fitted kitchen
- Bathroom
- Gas CH & DG. Double driveway
- EPC - D

Room Measurements

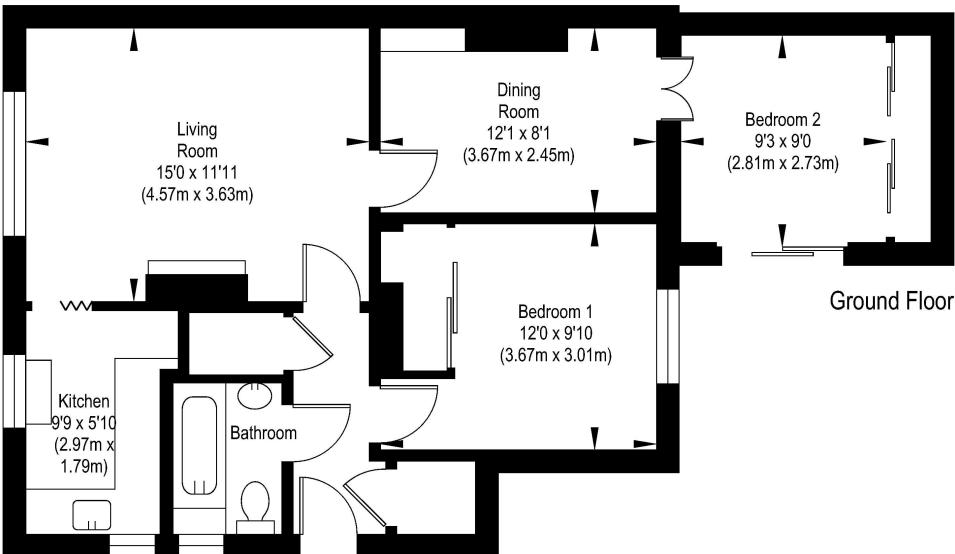
Living Room: 15'0" x 11'11" (4.57 m x 3.63 m)
Dining Room: 12'1" x 8'1" (3.67 m x 2.45 m)
Bedroom 1: 12'0" x 9'10" (3.67 m x 3.01 m)
Bedroom 2: 9'3" x 9'0" (2.81 m x 2.73 m)
Kitchen: 9'9" x 5'10" (2.97 m x 1.79 m)
Approx. Gross Internal Floor Area: 64 Sq M / 687 Sq Ft



Floorplan



Approx. Gross Internal Floor Area 64 Sq M / 687 Sq Ft.



All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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