



Flat 4, 6 Parkhead Terrace, Edinburgh, EH11 4RB

Immaculately Presented, Two-Bedroom, First-Floor Flat

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Property Description

Immaculately presented, two-bedroom, first-floor flat, with a generous, private garden. Located in the popular Parkhead residential area, south-west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a family bathroom.

Highlights include a modern, fitted kitchen with appliances, a stylish bathroom, contemporary flooring, double glazing and HIVE gas central heating.

Externally, a particularly generous garden plot features a lawn, a shed, a patio and low-maintenance borders whilst, to the front, is ample, unrestricted street parking.

Quick access to the city centre is provided by a regular bus service, whilst a tram stop is a ten-minute walk from the property.

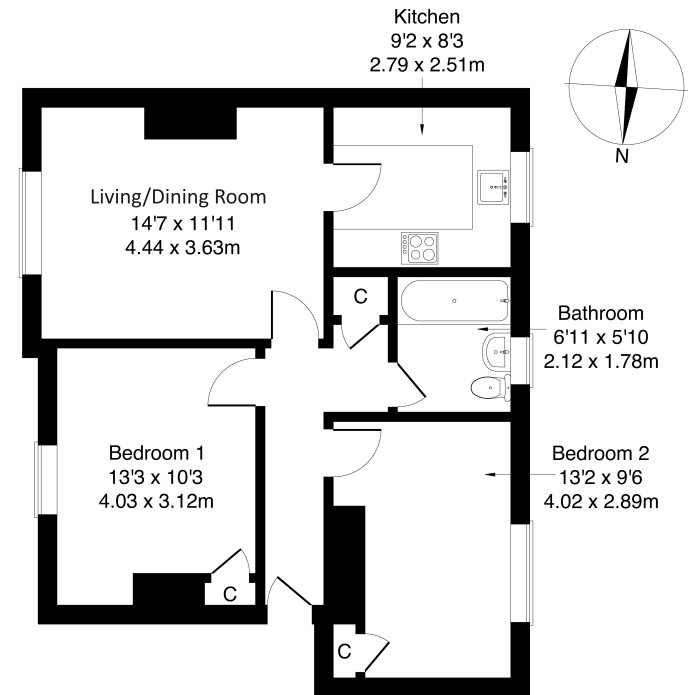
A welcoming entrance hall, with storage, is finished with neutral decor and wood-effect flooring, which continues into a living and dining room ahead. The tastefully presented reception room offers a versatile floor plan for freestanding furniture and opens into a kitchen. Fitted with traditional, white units, marble-effect worktops and splashback tiling, the kitchen also includes a cooker, a washing machine and an integrated fridge/freezer.

Set to either aspect, two good-sized bedrooms are carpeted and benefit from built-in cupboard storage whilst, completing the accommodation, a good-sized, naturally lit bathroom comprises a contemporary, three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring.



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Approximate Gross Internal Area: (646 sq ft - 60 sq m.)



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

Area Description

Parkhead is an established residential area, a short distance from Edinburgh College and the Sighthill campus of Napier University, with schooling at all levels available locally. There is a good variety of shops and amenities to hand, with more extensive facilities provided by The Gyle and Hermiston Gait retail parks. Nearby Longstone is home to a large Sainsbury's store.

with an Asda close by at Chesser. Many recreational facilities are available within the area, including a cinema at the nearby Westside Plaza, and leisure facilities and a swimming pool at The Wester Hailes Education Centre, just a few hundred yards distant. There is also Kingsknowe Golf Course, Sighthill Bowling Club, Pure Gym, and The Corn Exchange.





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