



RALPH SAYER
SOLICITORS & ESTATE AGENTS

3 Parkhead Grove
Parkhead, Edinburgh, EH11 4RZ

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Beautifully presented Two Bedroom Main Door Door Lower Villa with Conservatory and French doors leading to the sunny enclosed rear gardens. This property is pleasantly situated within a quiet-cul-de-sac in the popular residential district of Parkhead in Edinburgh, well-placed for commuting with excellent local amenities.

Presented to the market in true move-in condition with contemporary décor throughout, the property's accommodation includes welcoming entrance hallway with built-in storage cupboard additional utility cupboard, light and spacious Sitting Room, modern fitted Kitchen, Two Double Bedrooms, stylish Shower Room and Conservatory. The property benefits from gas central heating and double glazing throughout.

Externally, the property has private low-maintenance gardens to the front and enclosed private rear gardens with a paved barbecue area - ideal for outdoor entertaining. There are two garden sheds in the rear garden which will be included as part of the sale and unrestricted on-street parking.

Extras: All fitted floor coverings, light fixtures (with the exception of the light fixture in the lounge, as this will be removed prior to the date of entry), integrated appliances and garden sheds.



Property Summary

- Beautiful main door lower villa
- Stylish and contemporary decor throughout
- Hallway with built-in storage
- Utility cupboard
- Sitting room/ dining area
- Attractive fitted kitchen
- Conservatory with French doors to sunny, enclosed rear garden
- Two well-proportioned bedrooms
- Stylish shower room with three-piece suite
- Private low-maintenance front garden
- Secure, enclosed rear garden with paved BBQ area and two sheds
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC - C | Council Tax - C
- Home Report Value £205,000





Two well-proportioned
Double Bedrooms and
Conservatory
with garden access







Private low-maintenance
front garden with
private enclosed rear
gardens, paved BBQ area and
two sheds





Let us help you find your next
dream property!



RALPH SAYER
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 **CHARTERED FIRM**

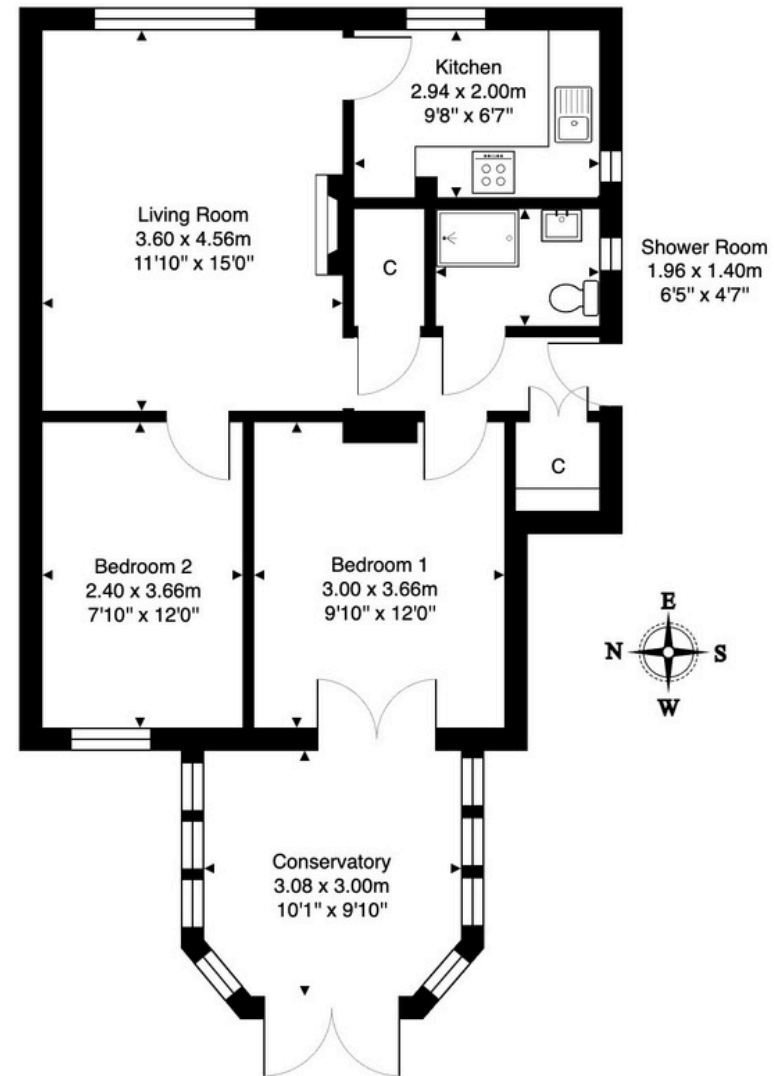
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that

all necessary Local Authority consents are available.

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Total Area: 62.4 m² ... 672 ft²

All measurements are approximate and for display purposes only.