



HUNTERS
RESIDENTIAL



7 (2F2) PARKHEAD CRESCENT
Parkhead, EDINBURGH, EH11 4RY

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Offers Around £105,000

Viewing: Sunday 2-4pm or by appointment through selling agents on 0131 447 4747

GENERAL DESCRIPTION

7 (2f2) Parkhead Crescent is a very well maintained and ideally located top floor flat which is brought to the market in move in condition and will appeal to a variety of buyers. The accommodation comprises, reception hall, generous size lounge, separate fitted kitchen with floor and wall mounted units, two double bedrooms with the second bedroom currently being used a dining room by the occupiers, and bathroom with white three piece suite and electric shower. The property benefits from gas central heating and is fully double glazed. Externally entry into the communal building is gained via a secure system and there is a private garden to the rear of the building.

- Secure communal entry
- Reception hall
- Spacious lounge
- Separate fitted kitchen with floor and wall mounted units
- Two double bedrooms
- Bathroom with white three piece suite and electric shower
- Gas central heating and double glazing
- Private rear garden with shed

LOCATION

The property is located close to the popular Sighthill area of Edinburgh, which lies to the south west of the City Centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops can be found at Gyle Shopping Centre and Wester Hailes Centre with superb leisure facilities available at the Westside Plaza including a multi-screen cinema. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks which include the M8, M9 and M90 are also within easy reach of the property.



ACCOMMODATION

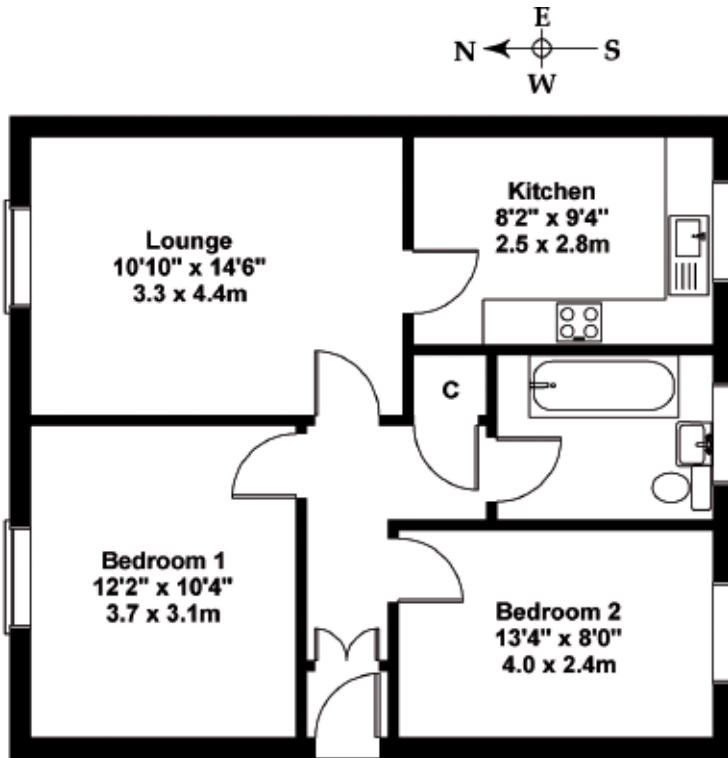
| | |
|-------------|------------------------------|
| LOUNGE | 10'10" x 14'6" (3.3m x 4.4m) |
| KITCHEN | 8'2" x 9'4" (2.5m x 2.8m) |
| BEDROOM ONE | 12'2" x 10'4" (3.7m x 3.1m) |
| BEDROOM TWO | 13'4" x 8'0" (4.0m x 2.4m) |
| BATHROOM | 7'0" x 5'10" (2.1m x 1.7m) |

NOTE

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

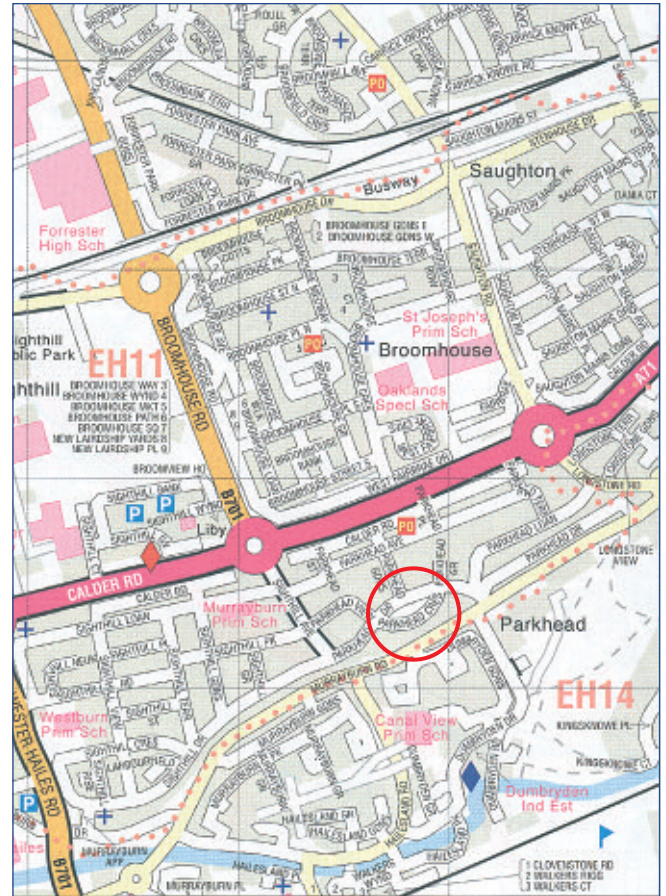
AMENITIES

Airport – 5.3 miles
Train station – 4.7 miles
Public transport – within walking distance
Council Tax Band – C



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk



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