



CLANCYS

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1 Parkhead Terrace

Edinburgh, EH11 4RF



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C



FREEHOLD

“A beautifully; light and spacious 2-bedroom upper villa quietly located within the popular residential area of Parkhead”

Description

Clancy's Solicitors & Estate Agents are delighted to present this beautifully; light and spacious 2-bedroom upper villa quietly located within the popular residential area of Parkhead. Close to a host of excellent local amenities and transport links, the property would make a superb purchase for first time buyers, families, and investors. The property is offered to the market in good order throughout and the accommodation briefly comprises an entrance hall, lounge with feature fireplace, fitted kitchen, two good sized light and airy double bedrooms and bathroom with white three-piece suite. The property further benefits from gas central heating and double glazing. There is a substantial private rear garden laid to lawn and there is unrestricted on-street parking to accommodate residents and visitors alike. This property will make a lovely home and viewing is highly recommended.

Location

Parkhead is a mature and popular area of Edinburgh close to both Edinburgh College, the Sighthill Campus of Napier University, Heriott Watt University, with walkable access to local parks, the Union Canal and Water of Leith Walkway. A good variety of shops serves the local community with more extensive retail opportunities available at the Gyle and Hermiston Gait retail parks. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. Edinburgh City Bypass and the M8, M9 and M90 motorway networks are also within easy reach, as well as local and regional rail connections. The area is also convenient for those connected with the Edinburgh Business Park, the Royal Bank Headquarters at Gogar and Heriott Watt University.

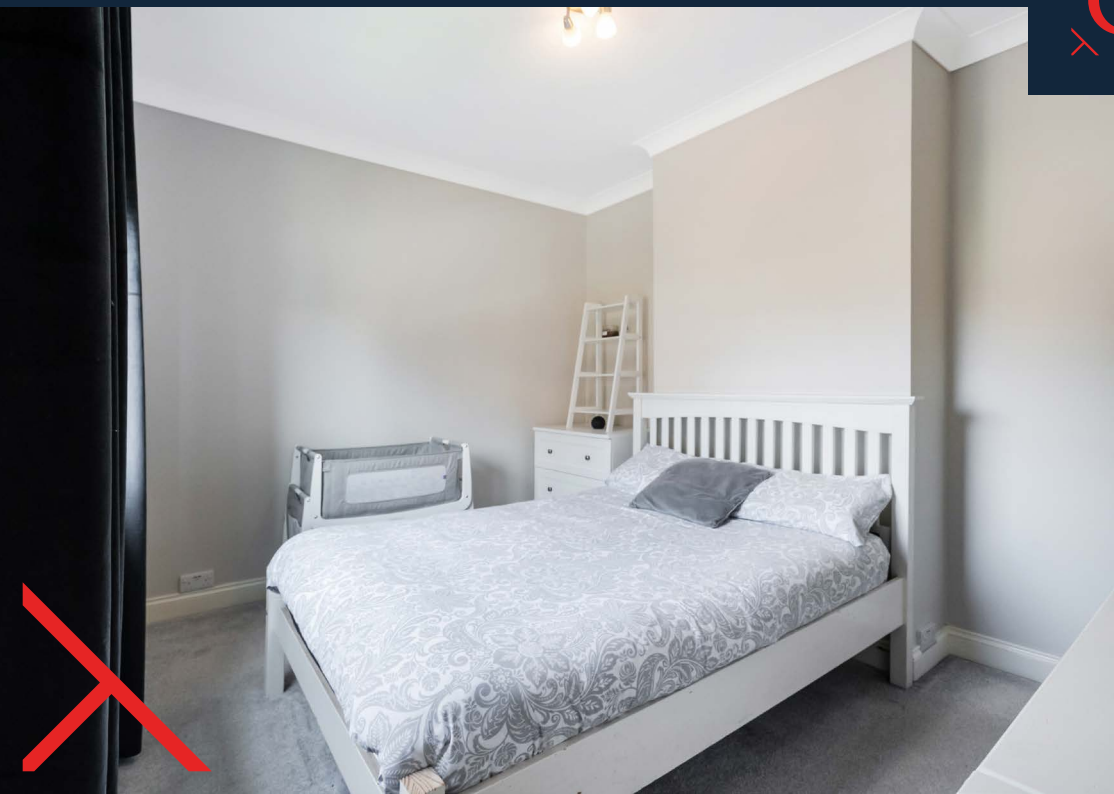
Extras

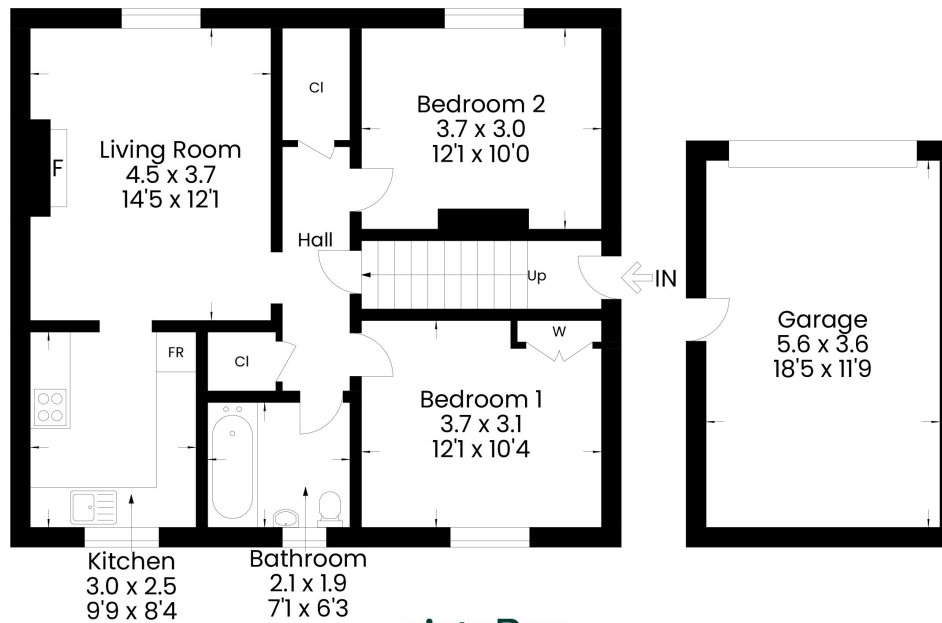
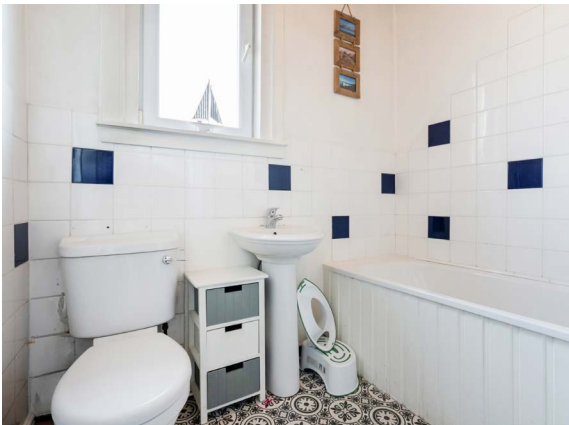
All fitted floor coverings.

Features

- Entrance hall
- EPC rating - C
- Lounge
- Council Tax Band - C
- Kitchen
- Tenure - Freehold
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private garden to the rear
- On-street parking







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.