



58 Parkhead View, Sighthill, Edinburgh, EH11 4RT

Bright and spacious two-bedroom lower villa with private front and rear gardens

URQUHARTS
EDINBURGH



DESCRIPTION

58 Parkhead View is a bright and spacious two-bedroom lower villa flat with private front and rear gardens situated in the popular Parkhead area of Edinburgh. The location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas.

Entrance hall; bright and spacious living room / dining room overlooking the front garden; kitchen with wall and base units and appliances; two good-sized double bedrooms; and a bathroom with three-piece-suite.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two double bedrooms. Bathroom.

Gas central heating. Double glazing. Private front and rear gardens. Unrestricted on-street parking.

LOCATION

Parkhead is a well-established district of Edinburgh which lies to the south-west of the city centre. Local shops cater for everyday needs, with a Sainsburys Supermarket at neighbouring Longstone and 24-hr ASDA at Chesser, with

further facilities available at The Gyle Shopping Centre and at Hermiston Gait, both of which are within easy reach. Recreational amenities within the area include Kingsknowe Golf Course and Sighthill Bowling Club as well as a Gym and Cinema complex at The Westside Plaza. Schooling is well represented from nursery to senior level, with further education available at the nearby Edinburgh College, the Sighthill campus of Napier University and the main campus of Heriot-Watt University to the west, in Riccarton. The area is also convenient for those connected with the Edinburgh Business Park and the Royal Bank Headquarters at Gogar. Excellent public transport links include regular bus and tram services, and a local train stations at Wester Hailes and Edinburgh Park. Direct access to Edinburgh city bypass links to all major road networks including the M8, M9, East & West Lothian, and north to the Queensferry Crossing and afar, with easy access to Edinburgh International Airport.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

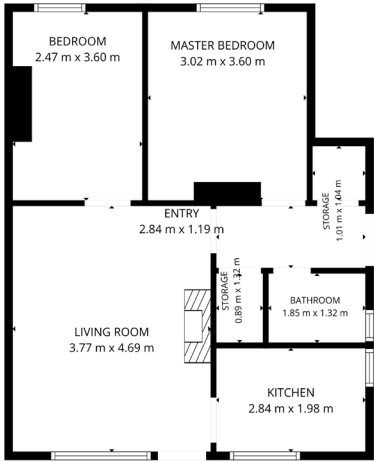
For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

The property has an Energy Rating Category D
Tenure Freehold



Total: 51 m2
1st Floor: 51 m2
Excluded Areas: Storage: 2 M2, Walls: 5 m2
Floor Plan Created By: EPC Data App. Measurements Derived From High Quality Satellite Data Not Guaranteed.



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.