



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

131/6 Parkhead Drive

EDINBURGH, EH11 4RX





# AREA PARKHEAD

EDINBURGH, EH11 4RX

---

The property for sale is located in a western district of the city. The area is well served by an excellent range of local amenities including shopping, transport, education and recreational facilities.

The Wester Hailes Shopping Centre, which is approximately five minutes walk from the property, offers an excellent range of shops and a supermarket to serve all your necessary requirements.

Local schooling can be found within walking distance both at primary and secondary levels and regular bus services run to and from the city centre and surrounding area.

The Wester Hailes Educational Centre, which again lies in close proximity to the property, offers an excellent range of recreational facilities such as swimming pool, badminton and squash courts.





# 131/6

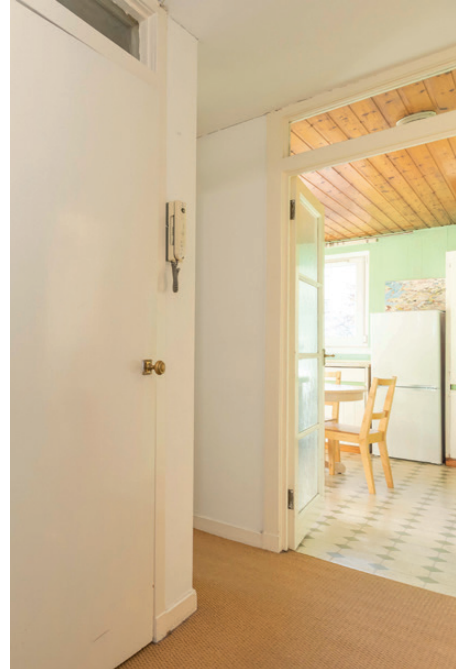
## PARKHEAD DRIVE

EDINBURGH, EH11 4RX

This two-bedroom flat would make an excellent purchase for any first-time buyer, Buy-to-Let investor, city professional or small family. Double glazing and gas central heating has been installed throughout to ensure a warm yet cost-effective living environment all year round.

The flat consists of an entrance hall with phone entry system, living room, and fully fitted kitchen with space for free-standing appliances. The master bedroom offers many furniture arrangements. The other bedroom also benefits from being spacious and offers a variety of uses as well as being a bedroom. A family bathroom completes the accommodation.

The apartment benefits from a communal garden/drying green area but the property also has its own small private garden plot. There is ample on street parking close by.











  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**BEN STEWART CLARK**  
Surveyor



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer