

126 Parkhead Avenue

EDINBURGH, EH11 4RN



*Charming Two-Bedroom Villa with
Spacious Interiors and Private Garden*



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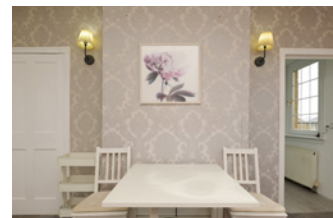


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McEwan Fraser Legal is delighted to present Parkhead Avenue to the market. Nestled in a well-established and sought-after residential area, this charming two-bedroom upper villa offers a wonderful opportunity for first-time buyers, small families, or those looking to downsize without compromising on space and comfort. Thoughtfully designed and well-maintained, this delightful home boasts a welcoming and airy feel throughout, enhanced by large windows that flood the interiors with natural light.

THE LIVING ROOM



The spacious living room provides a bright and inviting setting, perfect for relaxing at the end of the day or entertaining guests.

THE KITCHEN



The modern fitted kitchen is both stylish and practical, featuring sleek cabinetry, ample worktop space, and integrated appliances, making meal preparation effortless. Whether you're cooking up a storm or enjoying a morning coffee, this kitchen is designed to cater to your every need.





Both bedrooms are generously sized doubles, offering a peaceful retreat with plenty of space for storage and furnishings. The contemporary family bathroom has been beautifully finished with high-quality fittings, offering a fresh and modern aesthetic that makes it the perfect place to unwind.

THE BATHROOM



BEDROOM 1



BEDROOM 2



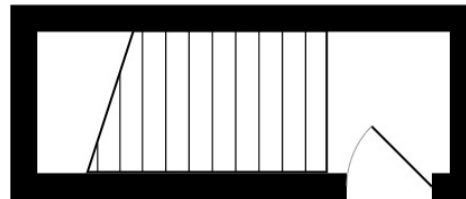
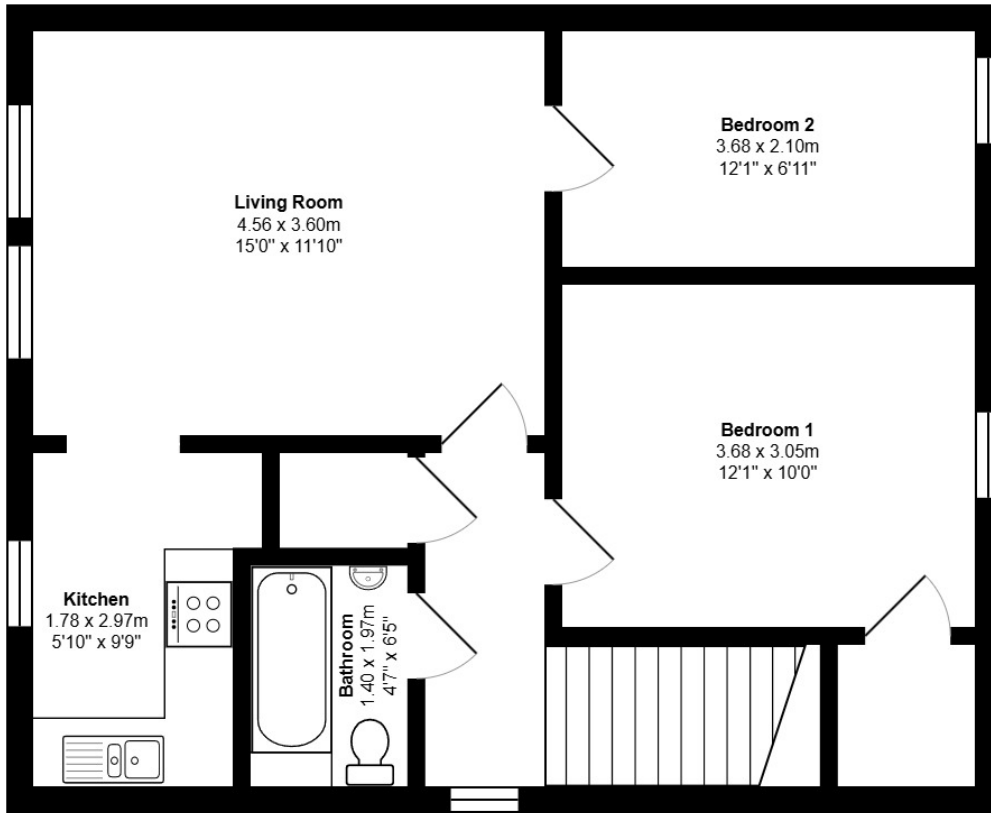
This home benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round. On-street parking is readily available, adding to the convenience of this property. One of the standout features is the extensive rear garden, providing a fantastic outdoor space ideal for relaxing, socialising, or indulging in a bit of gardening. Whether you envision summer barbecues, a play area for children, or simply a peaceful retreat, this garden offers endless possibilities.

Offering a wonderful balance of modern living, convenience, and outdoor space, this charming home is ready for its next owners to move in and enjoy. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

EXTERNALS

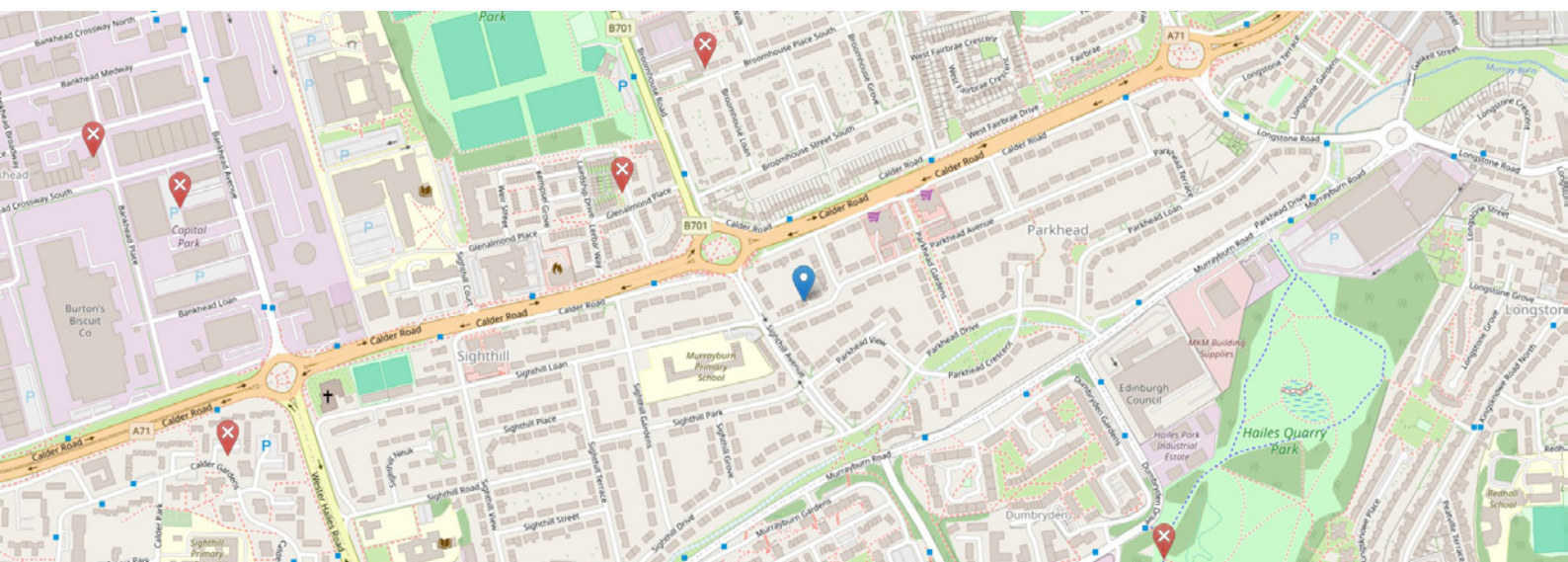


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 57m² | EPC Rating: D



THE LOCATION

Located in a well-established and convenient residential area, this property benefits from a fantastic location that offers both tranquillity and excellent connectivity. With a welcoming community feel, the area provides easy access to a wide range of amenities, including local shops, supermarkets, and leisure facilities, ensuring everyday essentials are always within reach.





For those who enjoy the outdoors, there are plenty of green spaces and parks nearby, perfect for walking, jogging, or simply unwinding. Excellent transport links make commuting and travel effortless, with regular public transport services providing quick and easy connections to the city centre and beyond. Major road networks are also easily accessible, making this a great location for those who need to travel further afield.

Families will appreciate the presence of well-regarded schools and nurseries in the area, while professionals will benefit from the proximity to key business hubs and transport routes. Offering a superb blend of convenience, community, and connectivity, this location is perfect for those looking to enjoy the best of both city and suburban living.



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