

# 87 Parkhead Avenue

PARKHEAD, EDINBURGH, EH11 4SD



*Spacious three-bed double upper villa in Parkhead with stunning Pentland views and a huge private garden – ideal for first-time buyers or investors*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this spacious and well-laid-out three-bedroom double upper villa, ideally positioned in the popular Parkhead area of Edinburgh. Boasting spectacular open views towards the Pentland Hills and a substantial private rear garden, this property offers excellent potential and will appeal to both first-time buyers and investors alike.

# THE LIVING ROOM & KITCHEN



Set over two levels, the villa offers generous accommodation throughout. The bright and airy living room enjoys a pleasant open outlook and plenty of space for both relaxing and entertaining. The kitchen is well-proportioned, with ample units and workspace, and offers scope for personalisation.



There are three well-sized bedrooms, providing flexible space for a growing family, guests, or a home office setup. A family bathroom completes the accommodation, and while some modernisation may be desired, the property has been well maintained and is in move-in condition.

## THE BATHROOM

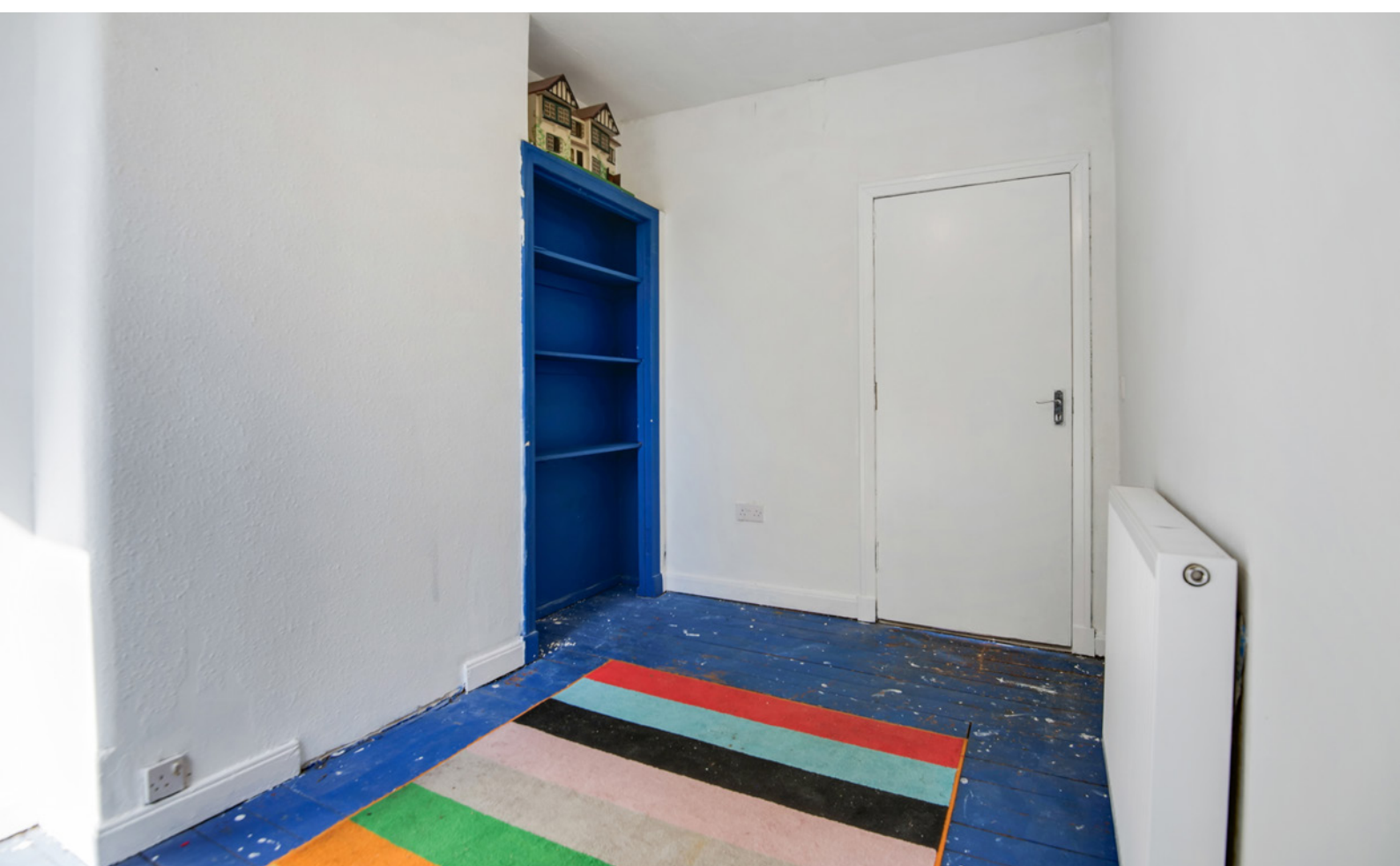




# BEDROOM 1



# BEDROOM 2





# BEDROOM 3





A real highlight is the exceptionally large private rear garden, offering superb outdoor space perfect for gardening, children's play, or summer entertaining. The property also benefits from gas central heating, double glazing, and plentiful on-street parking.

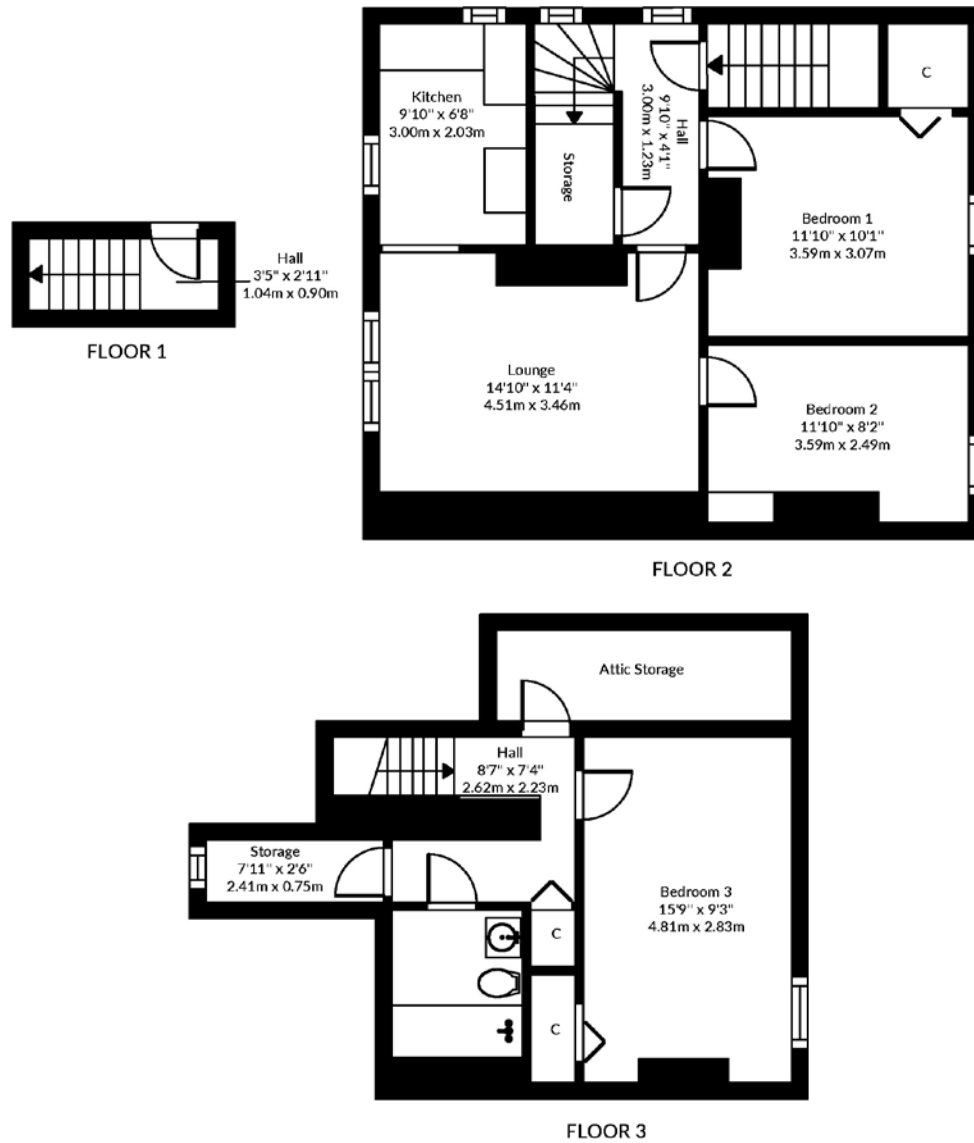
Located in a quiet residential street, Parkhead offers easy access to local schools, shops, green spaces, and excellent public transport links to the city centre and beyond. This is a fantastic opportunity to acquire a spacious home with unbeatable views and outdoor space, early viewing is highly recommended.

## EXTERNALS & VIEW



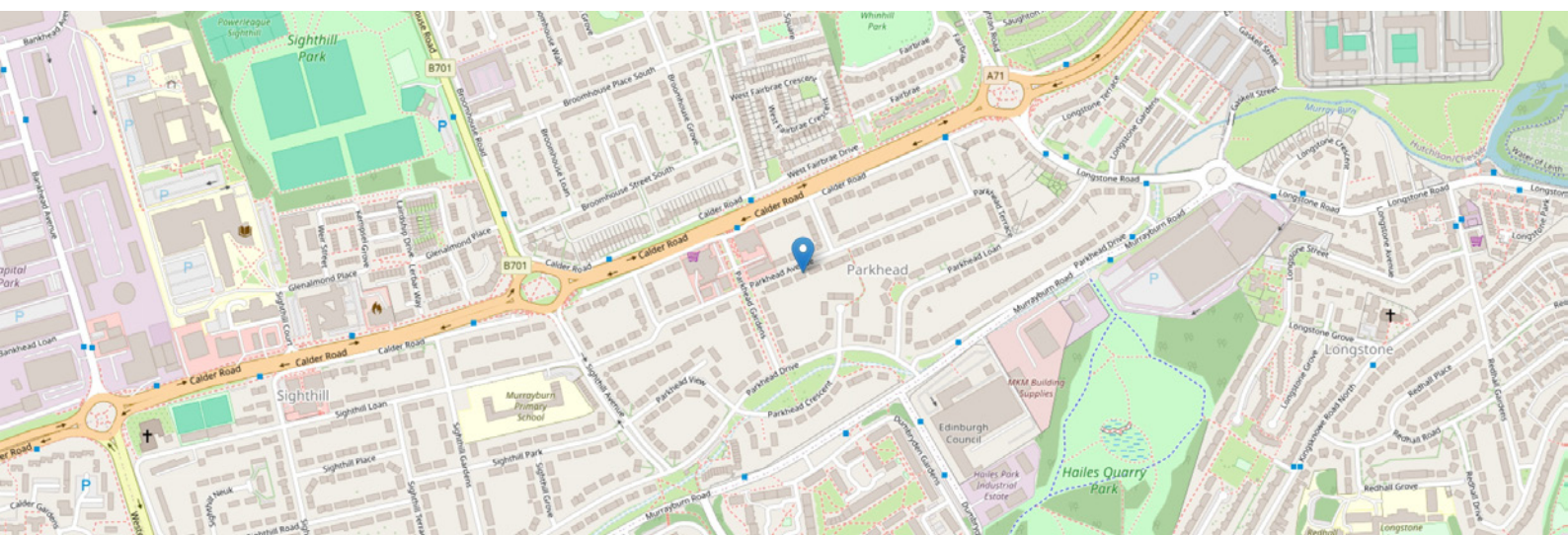


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup> | 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.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**JAMIE MCINTOSH**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**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 only 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 from 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.