



147 Parkhead Avenue  
Edinburgh  
EH11 4RW



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Upper Flat



### accommodation

- Entrance stair
- Sitting room
- Fitted kitchen
- Three double bedrooms
- Bathroom
- Private garden

### features

- Laminate flooring
- Gas central heating
- Double glazing
- Private attic
- Views to the Pentlands

### description

Bright and spacious upper villa flat in a quiet residential area with views over the rooftops towards The Pentlands. Ideal family home with attic storage and private garden. Entrance stair and upper hall, sitting room with feature fireplace and southerly views, fitted kitchen, three double bedrooms and bathroom with white suite and shower over the bath. The property benefits from gas central heating and double glazing and there is an enclosed area of private garden to the rear of the property. Overall, this is a good sized family home which must be viewed to be fully appreciated.



EPC:  
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Home Report  
Value: £195,000

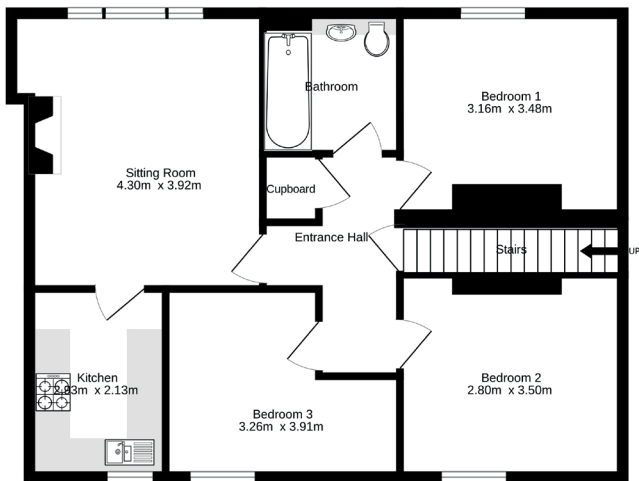
### items to be included:

Flooring, ceiling light fittings, cooker, washing machine and garden shed.





First Floor  
65.1 sq.m. approx.



Ground Floor  
2.8 sq.m. approx.



TOTAL FLOOR AREA : 68.0 sq.m. approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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