

60 Parkhead View

PARKHEAD, EDINBURGH, EH11 4RT



A Stunning Upper Villa with Converted Attic and Private Gardens



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this well-presented upper villa located in the popular residential area of Parkhead View, Edinburgh. This impressive home offers generous living space throughout and benefits from a converted attic, providing additional accommodation and flexible living arrangements.

THE LIVING ROOM



Accessed via a private staircase, the property opens into a welcoming hallway which leads to all main living areas. The spacious living room is flooded with natural light thanks to a large front-facing window, creating an inviting space ideal for both relaxing and entertaining.

THE KITCHEN



The kitchen is well-appointed, featuring an integrated gas cooker and oven, with windows on both sides that allow light to pour in and provide a bright and airy cooking environment.



BEDROOM 1



The main level of the home comprises two generously sized double bedrooms. One of these bedrooms benefits from a built-in wardrobe, while both enjoy large windows that enhance the sense of space and light. The family bathroom is finished to a high standard with white tiling, an integrated bath with electric shower, radiator heating, and a window that provides both ventilation and natural light.

BEDROOM 2



THE BATHROOM





A standout feature of the property is the attic conversion, which adds two additional rooms to the home. These versatile spaces benefit from Velux windows and can be used as extra bedrooms, home offices, or storage rooms. One of the attic rooms includes a built-in storage cupboard, adding valuable functionality to the space.

ATTIC ROOM 1



ATTIC ROOM 2

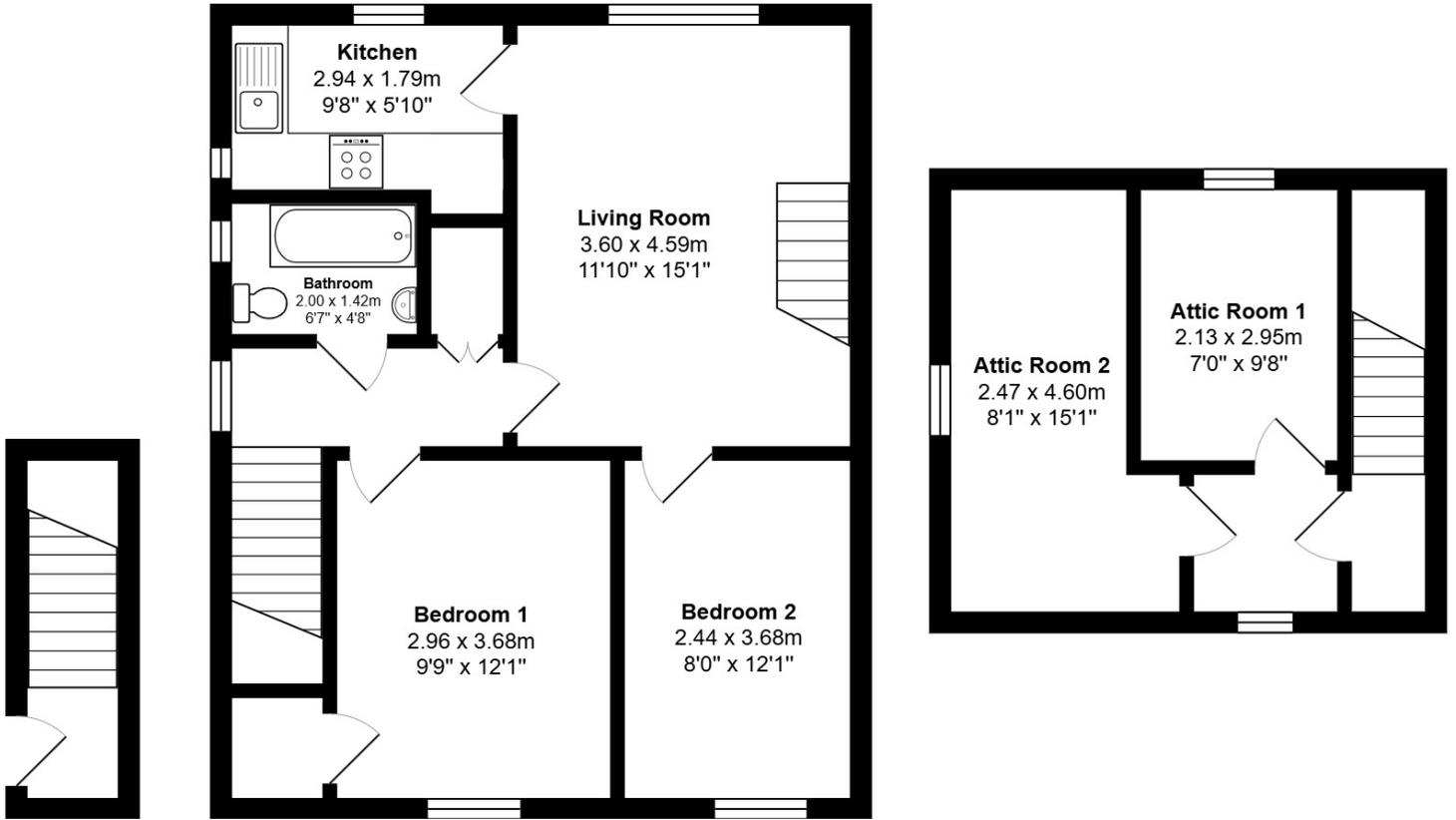


Externally, the property boasts private garden areas to both the front and rear, perfect for enjoying outdoor space.

EXTERNALS

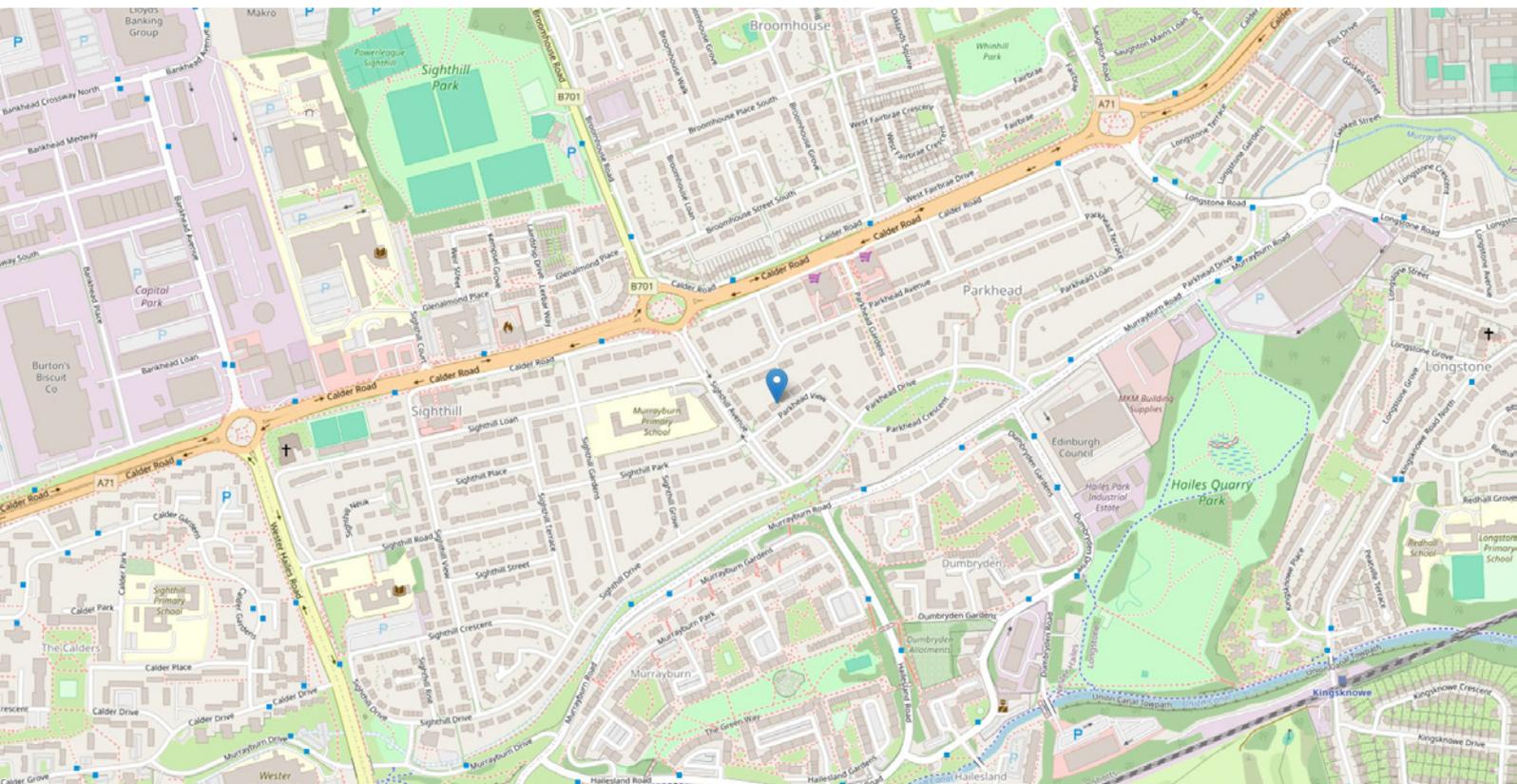


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 76m² | EPC Rating: D



THE LOCATION

Broomhouse lies within a residential area situated in a northwestern district of the City of Edinburgh. The property is ideally placed for local transport, shopping, educational and recreational facilities.





There is an excellent bus service, which will take you East into the City Centre and beyond or West to Edinburgh Airport and the outskirts, as well as being a few minutes' walk away from taking advantage of Edinburgh's new tram network.

Local shopping is within walking distance, but for those whose needs are greater, a wide range of shops can be found in St. John's Road and the Gyle Shopping Centre, which can be easily accessed by bus, car or tram.

Local state and private schools are within walking distance, as are recreational facilities such as St. Margaret's Park, Edinburgh Zoo, Carrick Knowe Golf Course, Murrayfield Rugby Stadium and Ice Rink.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZOE CARMICHAEL
Property Transaction Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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