

# Solicitors & Estate Agents

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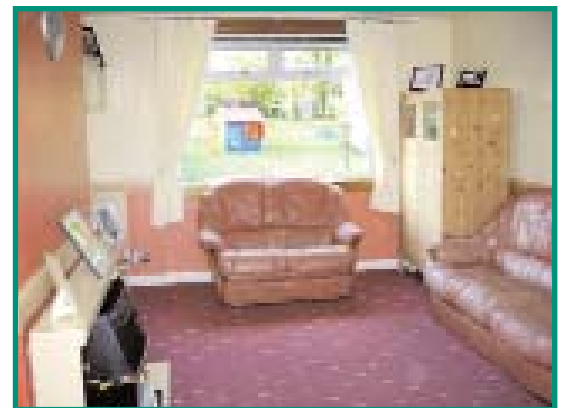
■ MACRAE  
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## PARKGROVE

31 PARKGROVE CRESCENT, EDINBURGH, EH4 7RW



- HALL
- LARGE LOUNGE
- FITTED KITCHEN
- 2 DOUBLE BEDROOMS
- FAMILY BATHROOM
- ATTIC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARDENS
- MONOBLOC DRIVEWAY



**FIXED PRICE £179,995**

## THE PROPERTY

This is a lovely semi-detached villa situated in a popular residential area. The property is well presented and offers good sized accommodation complemented by gas central heating and double glazing. The property comprises: hall with stairs to upper floor, large lounge, fitted kitchen, 2 double bedrooms with fitted wardrobes and bathroom. There are gardens to the front, side and large south facing garden to the rear.

## LOCATION

Parkgrove is a highly sought after residential area, situated to the north west of the City and is ideally placed for local shopping, transport, educational and recreational facilities. The area is well served by regular bus services, and there is also a rail link at South Gyle. The Edinburgh City Bypass is easily accessible, and thereon the A1, and The Scottish Motorway Network including the M8/M9 are within easy reach. There are shops and services locally with a 24-hour Tesco nearby and excellent shops and services in St Johns Road. The Gyle shopping Centre with its major High Street outlets including Marks & Spencer and Morrisons is just a short car journey away as is Hermiston Gait. Drum Brae Leisure Centre is within 5 minutes' walk and offers excellent leisure facilities including a swimming pool. Local facilities also include excellent dental and medical practices. The local schools at both primary and secondary level are highly regarded and within easy reach.

## ACCOMMODATION

### Hall

Partially glazed wooden door to hall. Coat hooks. Cupboard housing electricity meter. Light fitting. Radiator. Carpeted floor and staircase leading to the upper floor.

### Lounge

18'6" x 11'8"

Entered via glazed door from hall. Bright room with window to the front and picture window to the rear. Venetian blinds. Chrome ceiling light. Gas fire with wooden mantelpiece. Fitted carpet. Telewest and broadband points. Radiator. 3 twin power points.

### Kitchen

10'11" x 8'10"

Good sized kitchen with window to the rear. Fitted with a good range of beech effect wall and floor mounted units. Complementary worktops and splash back tiling. One and half bowl sink with drainer. Small breakfast bar. Gas cooker and integrated extractor hood. The cooker and fridge/freezer are included. Plumbed for automatic washing machine. Ceramic tiled floor. Venetian blinds. Ceiling light. Ample power points. Door to rear hall.



### Rear Hall

Small rear hall giving access to good sized under-stair storage cupboard and door to side garden. Light fitting. Ceramic tiled floor.

## Staircase

Staircase to upper floor. Fitted carpet. Window to side. Venetian blind. Twin power point. Louvre doored cupboard housing central heating boiler. Light fitting. Access hatch to attic.

## Bedroom 1

15' x 9'11"

Attractive bedroom with twin windows to the front. Mirror fronted fitted wardrobes affording generous storage. Fitted carpet. Radiator. Two twin power points. TV and telephone points.



## Bedroom 2

11'5" x 8'4" (plus wardrobes)

Bright bedroom with window to the rear. Mirror fronted fitted wardrobes affording generous storage. Cupboard with storage.



Fitted carpet. Radiator. Two twin power points. Telewest point.

## Bathroom

7'3" x 5'7"

Bright fully tiled room with opaque window to the rear. White suite comprising: W.C., wash hand basin set in vanity unit with cupboard below and bath with instant electric shower and glazed screen over. Medicine cabinet. Venetian blind. Light fitting. Ceramic tiled flooring.

## Outside

There are very good sized gardens to the front, side and rear. The front garden has a monobloc driveway and is screened by hedging with a gate leading to the side. The side garden gives access to the side door. The large rear garden is south facing and enjoys sunshine for the majority of the day. There are mature trees to the rear and a garden shed.



## Extras

The fitted carpets and floor coverings are included in the sale along with the Venetian blinds and garden shed. Also included is the gas cooker and fridge/freezer.

## Council Tax

Band C.

## Viewings

Open viewings are welcomed Sunday 2-4pm or by appointment please contact the owners on 0131 336 3360.

Thinking of selling? Presentation is all. Move up to a better presentation.

Contact David @macraeflett.com or 0131 225 5985

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