



MONARCH  
REAL ESTATE

31 Parkhead Terrace, Edinburgh EH11 4RE



OFFERS OVER £205,000



Enjoying a peaceful location in sought-after residential Sighthill, this three bedroom lower villa, offers spacious accommodation, fabulous outdoor space and an ideal location west of the city centre. Set back behind a private front garden and paved driveway, the front door opens into a bright and airy hall. On the right is a spacious living room, overlooking the front garden, with a sunny west facing aspect. Furniture can be arranged around a feature fireplace. Across the hall, to the rear is a well-appointed 'galley' style kitchen, where wood finish units provide ample storage and work surfaces. A rear extension off the kitchen provides the perfect dining room with dual aspect light and half glazed door opens onto the generous private rear garden. The property has two excellent double bedrooms, a good size single bedroom and a modern three piece bathroom with electric shower over bath. Gas central heating and double glazing is fitted throughout.

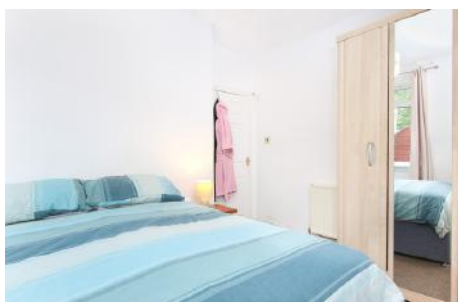


Call us: 07555 468 251





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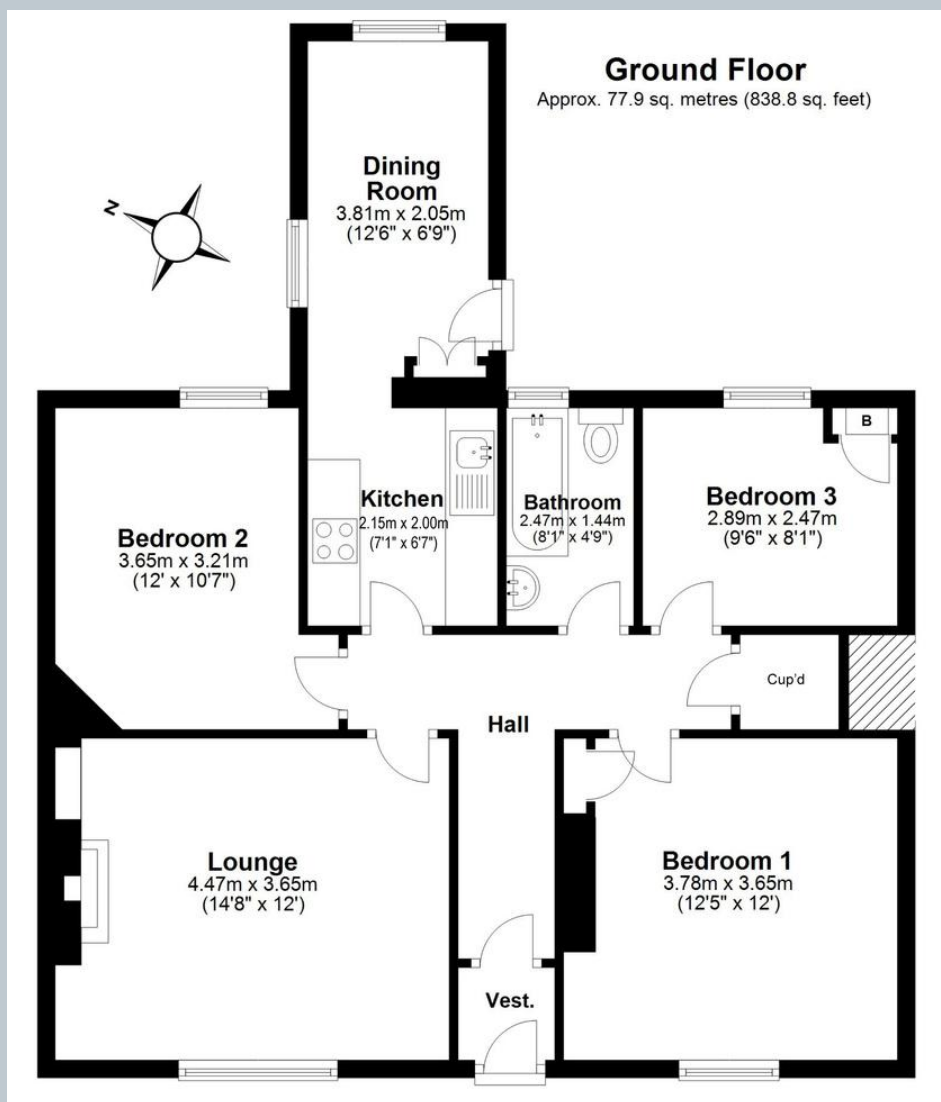




### SIGHTHILL

Sighthill is a popular residential district, located approximately 4 miles, west of the city centre. Various local amenities can be found at nearby Longstone, including a Sainsburys or Asda at Chesser. Ideally located for a campus of Edinburgh Napier University's, Edinburgh College campus and Heriot Watt University is a short 10 minute journey by car or bus, as is the South Gyle Business Park. Larger retail shopping can be found at Hermiston Gait and the Gyle Shopping Centre. There are many local parks, gyms nearby. Excellent transport links, include regular bus services, the Trams and local train station at Edinburgh Park. Direct access to Edinburgh city by pass, links to all major road networks, including the M8, M9, the Forth Road Bridge and easy access to Edinburgh International Airport.

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