



77/5 Parkhead Loan, Edinburgh

Offers Over £175,000



77/5 Parkhead Loan

Edinburgh, Edinburgh

Spacious, modern two-bedroom flat with bright lounge, fitted kitchen, stylish bathroom, fitted storage, and neutral decor in a desirable location. Council Tax Band F.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance hallway

A welcoming entrance hallway featuring carpeted flooring and modern ceiling spotlighting. The space provides access to the lounge, both bedrooms and the bathroom, and benefits from a large storage cupboard, it also neatly houses the fuse box and electrical systems. A radiator completes the area, ensuring warmth and comfort.

Bedroom 2

13' 5" x 9' 3" (4.08m x 2.82m)

A well-proportioned double bedroom with a rear-facing window providing good natural light. The room features carpeted flooring, a radiator and a central ceiling light, offering flexible space suitable for a range of bedroom furniture.

Master bedroom

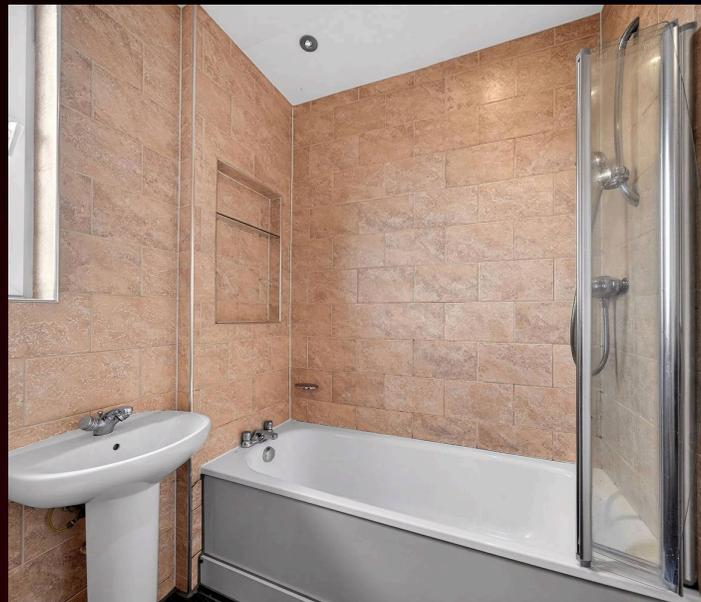
12' 1" x 10' 4" (3.68m x 3.15m)

The main bedroom is a spacious double room featuring a large front-facing window allowing for excellent natural light. The room benefits from carpeted flooring, a radiator and a central ceiling light, along with a built-in wardrobe and ample space for additional freestanding furniture.

Bathroom

5' 9" x 7' 0" (1.76m x 2.13m)

A modern and well-proportioned bathroom featuring an opaque rear-facing window providing natural light and privacy. The bathroom comprises a bath with mains shower and mixer tap, W/C and a hand sink. The room is finished with ceiling spotlighting and a heated towel radiator, creating a bright and contemporary space.





Lounge

14' 8" x 10' 10" (4.48m x 3.31m)

A bright and spacious lounge featuring a large front-facing window allowing for excellent natural light. The room benefits from carpeted flooring, a radiator and a central ceiling light, with plenty of space for freestanding lounge furniture.

Kitchen

9' 0" x 8' 2" (2.75m x 2.48m)

A practical kitchen with a large rear-facing window, laminate flooring and centre ceiling lighting. The space offers a range of fitted units providing ample cupboard and storage space. Integrated appliances include a washing machine, oven, electric hob and extractor fan, along a freestanding fridge/freezer. The room also features a sink with mixer tap and houses the boiler.



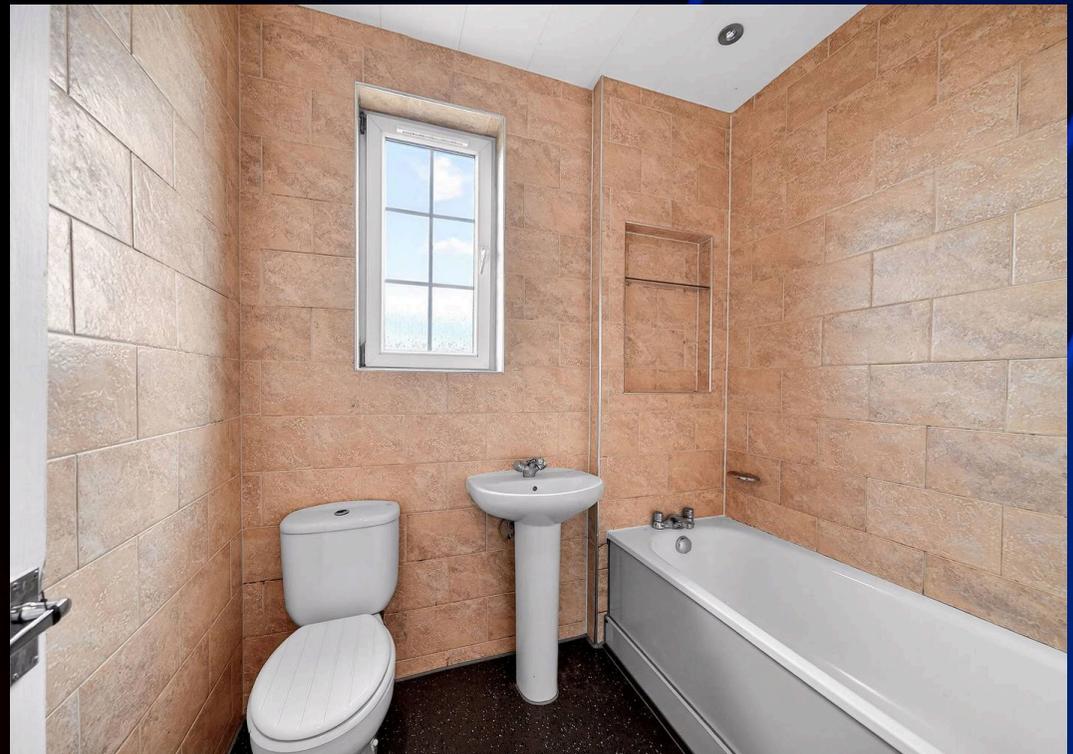


REAR GARDEN

A private enclosed rear garden offering excellent outdoor space, featuring a large grass area along with both slabbed and stone chipped sections. The garden is a great size overall and further benefits from a substantial shed, providing excellent additional storage.

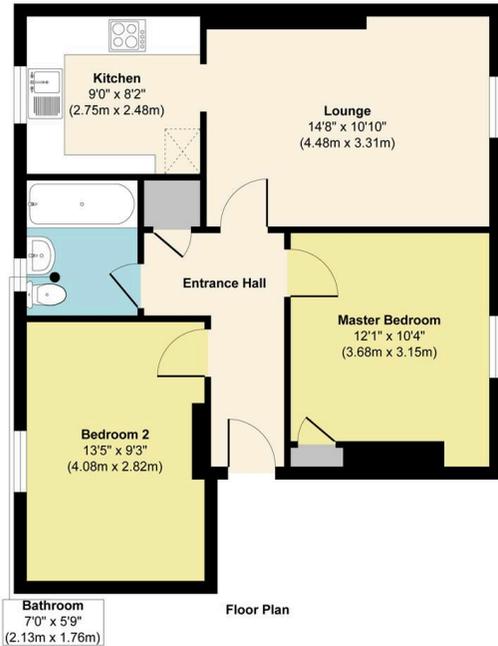
On street

On-street parking is available to the front of the property, with no allocated parking spaces.





77/5 Parkhead Loan, Edinburgh, EH11 4SL



Approx. Gross Internal Floor Area 614 sq. ft / 57.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	74

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	77

England, Scotland & Wales

EU Directive
2002/91/EC





RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

