



# 60/12 NORTH GYLE LOAN

East Craigs, Edinburgh, EH12 8LD



1

Public Room



3

Bedrooms



1

Bathroom





# 60/12 NORTH GYLE LOAN

This three-bedroom top-floor flat is a bright and spacious residence that has an abundance of potential. It features a generous living area, as well as a sizeable breakfasting kitchen, and a private balcony with far-reaching elevated views over Edinburgh – an inspiring backdrop to admire. Whilst, the property presents buyers with an exciting refurbishment opportunity, it allows you to set the style and standards of the interiors to your own tastes and requirements. It also provides ample scope to add value to the home.

Part of an established residential development, the flat has a convenient location in East Craigs. It is within easy reach of local schools and amenities, including the Gyle Shopping Centre, a wide choice of supermarkets, numerous eateries, bars, and cafes. Bus and rail links are within easy reach as well, along with the city bypass for swift travel around Edinburgh. The city centre can be easily reached by bus or car too, making it an excellent location for a wide variety of buyers, from families to commuting professionals.











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RATING

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TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- A spacious top-floor flat
- Situated in popular East Craigs
- Entrance hall with built-in storage
- Large, dual-aspect living/dining room
- Private balcony with southeast-facing aspect
- Dual-aspect breakfasting kitchen
- Three bright double bedrooms
- 3pc bathroom with an overhead shower
- Well-maintained communal gardens
- Carport for private parking













This property is to be sold as seen. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: Trinity Factors at an annual fee of approximately £514.

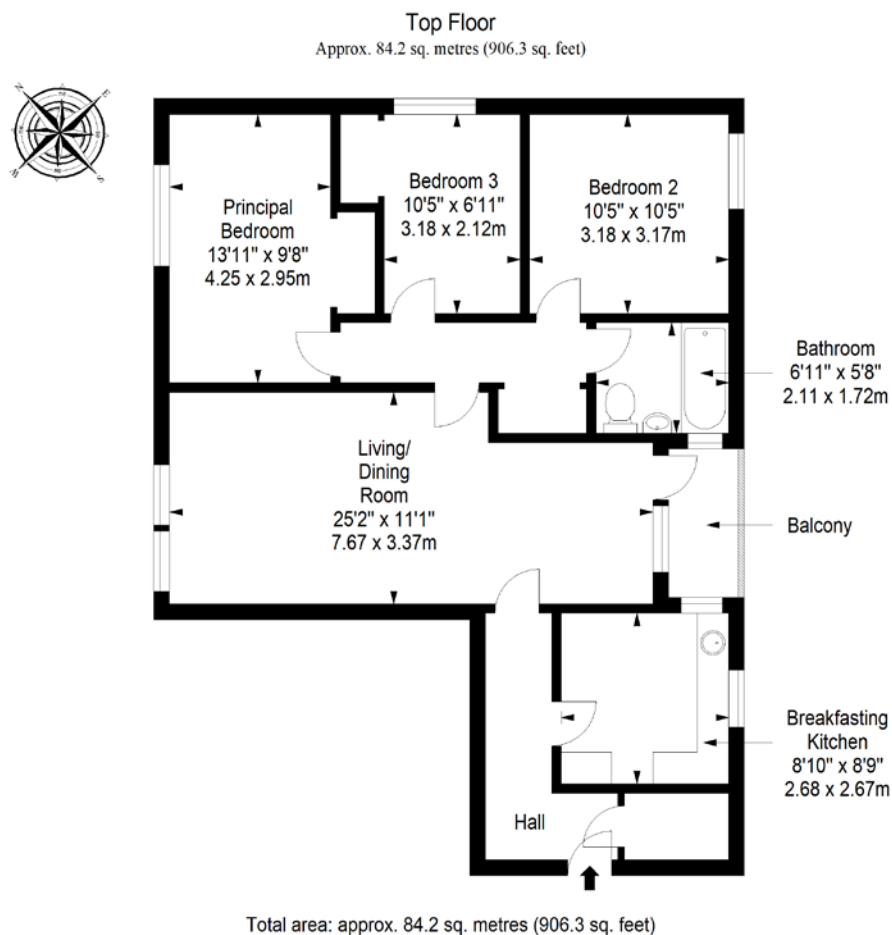
**Please note:** Some of the rooms have been virtually staged from actual photographs of the rooms.

## BALCONY VIEW



# EAST CRAIGS, EDINBURGH

Situated to the north-west of Edinburgh next to the picturesque green belt, the popular residential area of East Craigs is a thriving community within easy reach of the city centre. With a network of country walks, pathways and parks right on its doorstep, East Craigs is the perfect base from which to explore the great outdoors. Golf enthusiasts can enjoy a relaxed round at one of the several surrounding courses, while excellent sport and recreational activities are available at nearby Drum Brae and David Lloyd leisure centres. East Craigs is well-served by a comprehensive range of local shops and amenities, with more extensive shopping facilities offered in neighbouring Corstorphine, and at the Gyle Shopping Centre or Hermiston Gait Retail Park just a short drive or bus journey away. Popular with young families, East Craigs is within the catchment area for well-regarded schools at primary and secondary level, with a selection of private schooling also available close by. An ideal location for commuters, East Craigs offers quick and easy access to Edinburgh city bypass, M8/M9, A90 and Edinburgh Airport. The area also enjoys fantastic public transport links providing regular bus services into Edinburgh city centre, and is within easy reach of South Gyle railway station.



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