




South Gyle, Edinburgh, EH12 9EY


1
Public Room


1
Bedrooms


1
Bathroom



137 SOUTH GYLE WYND

This main-door upper flat is a beautiful one-bedroom home that is lovingly decorated and finished to high standards. It features stylish interiors and includes a charming open-plan living area with an ultra-modern kitchen, which is arranged in a galley style and with integrated appliances for a sleek finish. The property further benefits from a quality shower room and private residents' parking, as well as excellent cabled Wifi connections. It will be highly popular with commuting professionals, couples, and first-time buyers alike.

Located in South Gyle as part of an established development, the flat has a quiet setting nestled at the end of a cul-de-sac. It also enjoys a high degree of convenience, being within walking distance of the Gyle Shopping Centre and an excellent choice of supermarkets. There is also a selection of nearby restaurants, bars, and cafes. In addition, the local train station, tram line and bus stops are all within easy reach, providing an easy commute into Edinburgh city centre.







C

EPC
RATING

B

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A stylish upper flat in South Gyle
- Elegant interior design throughout
- Quality fixtures and fittings
- Steps leading to private front door
- Welcoming hall with walk-in storage
- Open-plan kitchen/living/dining room
- Double bedroom with built-in wardrobe
- Modern three-piece shower room
- Private outside storage
- Allocated parking space plus shared visitors' parking
- Double glazed with cavity and loft insulation





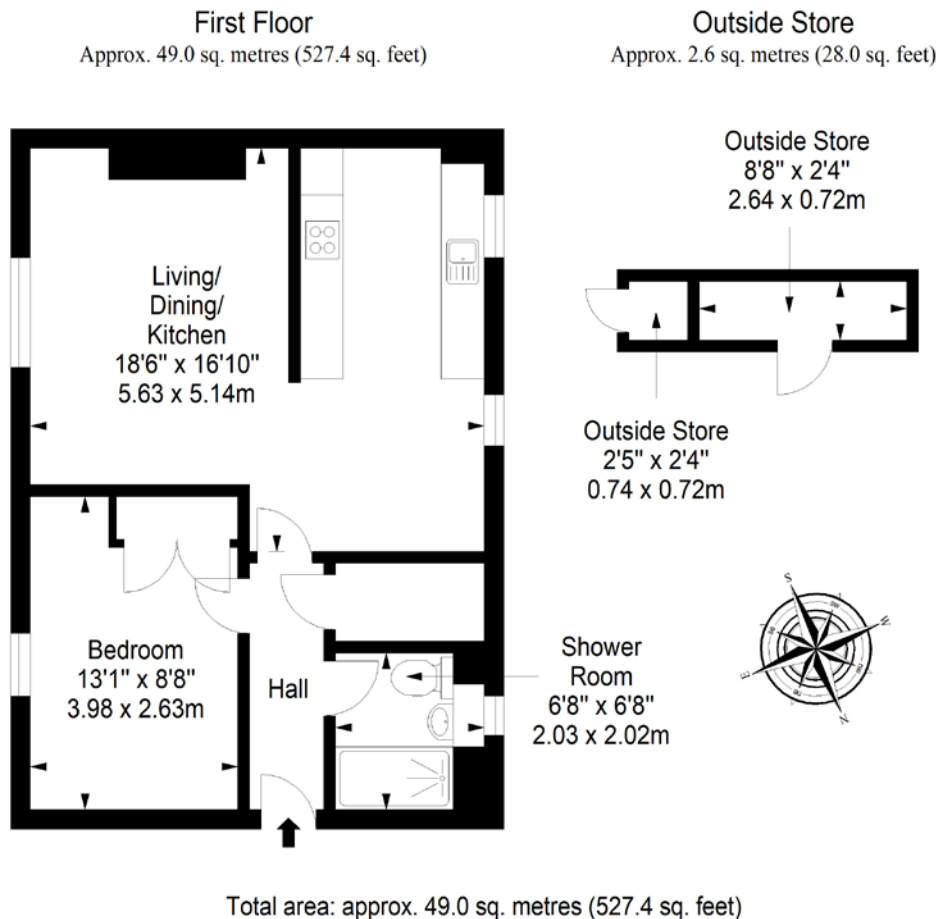


Extras: integrated appliances (oven, gas hob, slimline extractor, fridge/freezer, dishwasher, and washer/dryer), window dressings, and light fittings to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



SOUTH GYLE

Lying west of Edinburgh city centre, thriving South Gyle is a popular choice for commuters travelling into the capital and beyond, due to its proximity to Edinburgh Airport and major road networks, and superb public transport links, including two train stations, the Edinburgh tramline, and a vast bus network. Hugged by the Edinburgh Green Belt, South Gyle is home to a blend of leafy residential areas and prosperous business premises. The area is served by excellent shopping amenities too, particularly at the Gyle Shopping Centre, which hosts an array of high-street retailers and family restaurants, as well as major supermarkets. One of Edinburgh's largest public parks, Gyle Park offers breath-taking views of the city skyline, as well as fantastic outdoor recreational facilities, including sports pitches, an outdoor gym, and a skateboard/BMX park. For those who prefer to exercise indoors, David Lloyd Edinburgh Corstorphine (also within Gyle Park) boasts a state-of-the-art gym, a pool and additional sport and fitness facilities. Gyle South provides local primary and secondary schooling and is well placed for excellent further and higher education, including Edinburgh College, Heriot-Watt University and Edinburgh Napier University.



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