



24 CRAW YARD DRIVE

South Gyle, Edinburgh, EH12 9LU



1

Public Room



3

Bedrooms



1

Bathroom



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This modern end-terrace house is a bright and airy three-bedroom residence which is attractively presented throughout in predominantly neutral hues. The south-facing property further benefits from a spacious living area, a well-appointed dining kitchen, a three-piece bathroom, and a separate WC. In addition, it has private parking and a family-friendly rear garden, laid with a neat lawn and paving. This home is perfect for first-time buyers, families, and commuting professionals alike.

The property forms part of an established residential development with a central location in South Gyle. Conveniently, it is within walking distance of bars, cafes, and eateries, as well as excellent everyday amenities, which includes a choice of supermarkets and The Gyle Shopping Centre. For commuters, there are superb bus and rail links close by too, as well as a tramline providing a swift connection to the airport and city centre. Families will be pleased to know the local primary and high schools are also a short walk away. It is a desirable setting for a wide variety of lifestyles.









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EPC
RATING

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COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A spacious end-terrace house
- Part of a sought-after modern development
- Convenient location in popular South Gyle
- Welcoming entrance hall
- Southerly-facing living room with storage
- Modern kitchen with French doors to garden
- Neighbouring utility room with an adjacent WC
- Two double bedrooms (one with storage)
- One versatile single bedroom/home office
- 3pc bathroom with an overhead shower
- Private rear garden that is fully enclosed
- Private allocated parking space to the rear





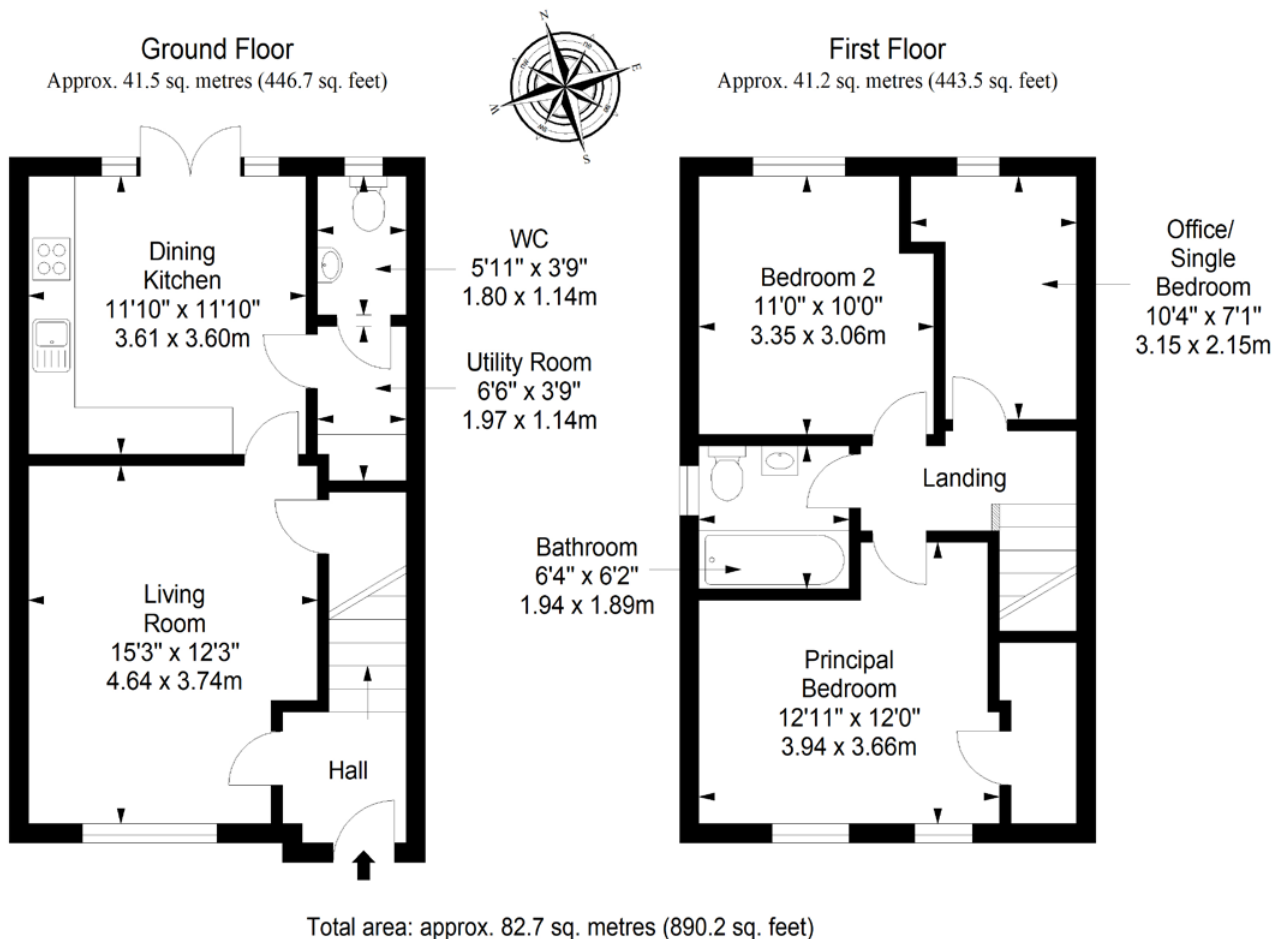
Extras: Integrated appliances (oven, gas hob, extractor hood, fridge/freezer, and dishwasher) are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a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

Factor: The development is factored by Ross & Liddell at an annual charge of £110per annum.



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. 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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