



65/2 NORTH GYLE TERRACE

Corstorphine, Edinburgh, EH12 8JY



1

Public Room



2

Bedrooms



2

Bathroom



65/2 NORTH GYLE TERRACE

Welcome to a modern two-bedroom ground-floor flat which offers spacious accommodation that is attractively presented in neutral tones. This property further benefits from an elegant reception area, a Shaker-inspired breakfasting kitchen, and a modern bathroom and en-suite. It also has great bedroom storage and access to private residents' parking. It is a superb residence that will have broad appeal amongst a wide variety of buyers, including commuting professionals, first-time purchasers, couples, small families, and downsizers alike.

Part of an established residential development in Corstorphine, the home has a desirable location. It is within walking distance of the Gyle Shopping Centre which provides an excellent range of essential amenities, high-street stores, and supermarkets. Bus links are a short stroll away, with nearby train and tram lines also within walking distance – perfect for easy commutes into Edinburgh city centre. Furthermore, schools are within easy reach as well. Being close to the city bypass, the property also offers easy travelling around Edinburgh, across West Lothian and to Glasgow via the M8, and to the Forth Bridges.







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RATING

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TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A beautiful ground-floor flat
- Part of a modern development
- Situated in sought-after Corstorphine
- Attractive interior design throughout
- Welcoming entrance hall with storage
- Living/dining room with a bay window
- Well-appointed breakfasting kitchen
- Two bedrooms with built-in wardrobes
- Quality three-piece shower room
- Family bathroom with an over-bath shower
- Well-kept private and communal gardens
- Private residents' parking







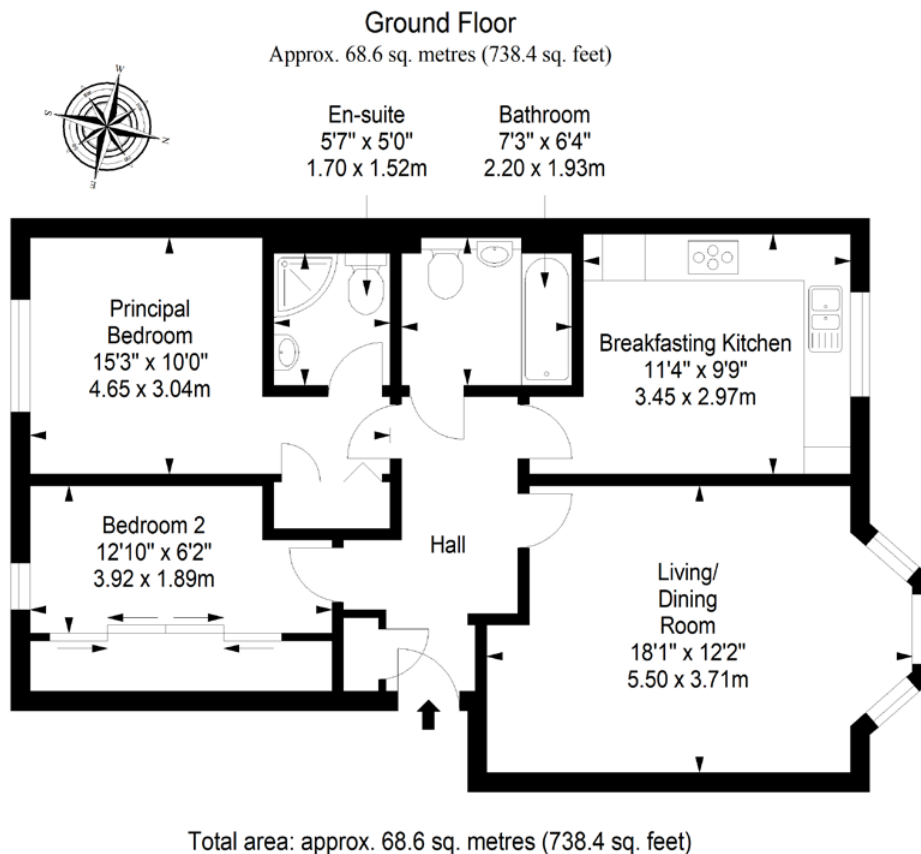


Extras: integrated kitchen appliances (oven, gas hob, and washing machine) and a freestanding fridge/freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are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



CORSTORPHINE, EDINBURGH

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.



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