



# 124/7 Gylemuir Road

Corstorphine, Edinburgh, EH12 7US





## Property Summary

This well-proportioned two-bedroom flat is set on the second floor of an established modern development in Corstorphine, offering an ideal home for a wide demographic. The flat is well-presented with attractive, modern interiors and tasteful décor, and the development is set within landscaped grounds with private residents' parking, as well as enviably bordering Gyle Park and benefiting from close proximity to excellent amenities.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Factor: the development is factored by Trinity Factors for the approximate monthly fee of £80.

## Property Features

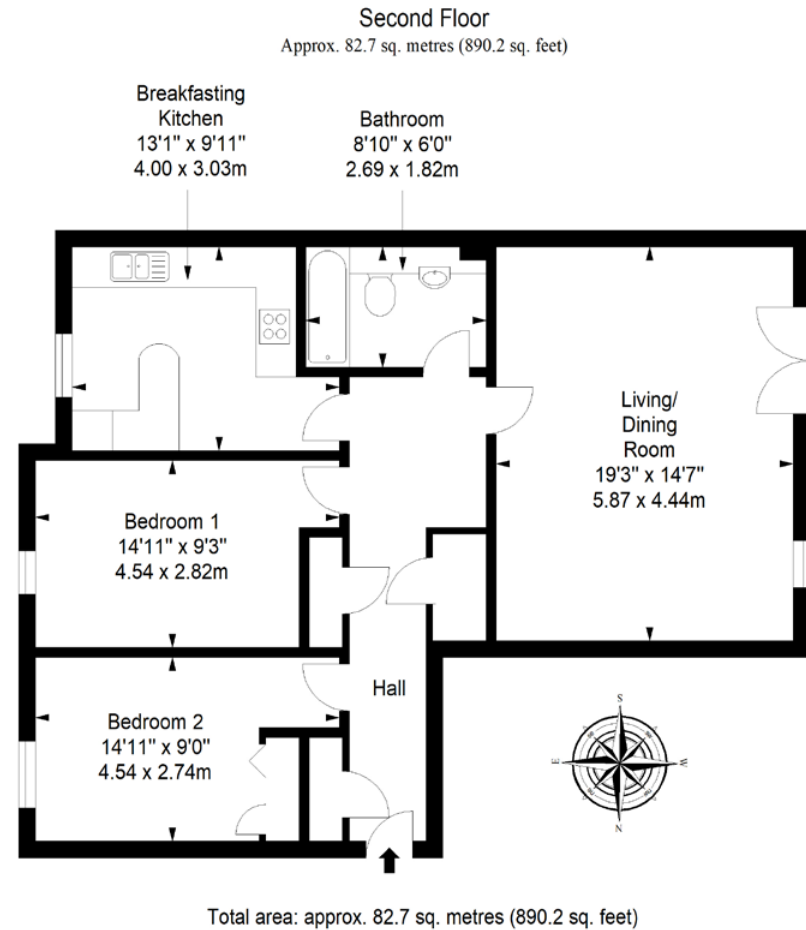
- Second-floor flat in Corstorphine
- Secure shared entrance and stairwell
- Welcoming hall with excellent built-in storage
- Generous, light-filled living/dining room
- Breakfasting kitchen
- Two double bedrooms (one with a built-in wardrobe)
- Bathroom with shower-over-bath
- Well-maintained shared gardens
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - B







# Floorplan



## All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106