



**Deans Properties**  
Deans Solicitors and Estate Agents LLP



**28 SOUTH GYLE MAINS  
SOUTH GYLE, EH12 9EP**



## END TERRACED HOUSE

- Living Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Garage
- Double Glazing & GCH
- EPC Rating – D





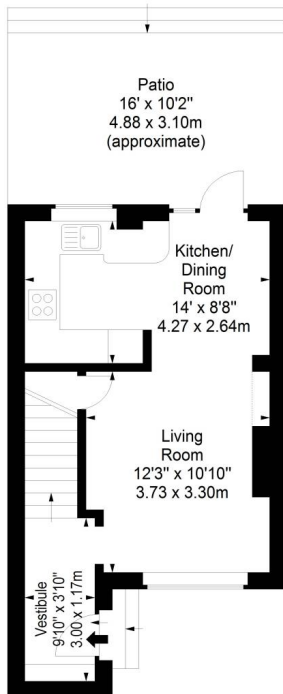
This bright end terraced house is quietly located in a cul-de-sac in South Gyle in West Edinburgh, ideally placed for access to convenient, local amenities and public transport links to the city centre and surrounding areas. A wider range of high street retailers are available at nearby Gyle Shopping Centre and Edinburgh Airport, the City Bypass and motorway network are easily accessible. The accommodation comprises; comfortable, south-facing living room opening to the dining area and open plan kitchen, two good-sized double bedrooms with built-in wardrobes and bathroom. There is a fully enclosed, private garden to the rear with a decked seating area and a further garden lies to the front. A garage located through a vennel to the right of the property offers convenient off-street parking or storage. The property benefits from full double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, fridge-freezer and washing machine.



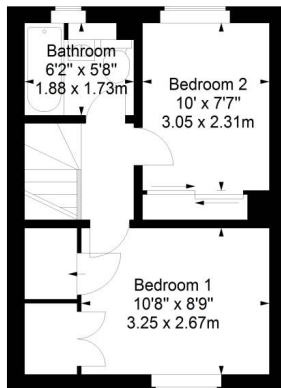
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Edinburgh, EH12 9EP**



Approx. Gross Internal Area  
6'16 Sq Ft - 57.23 Sq M  
For identification only. Not to scale.  
© SquareFoot 2021



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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