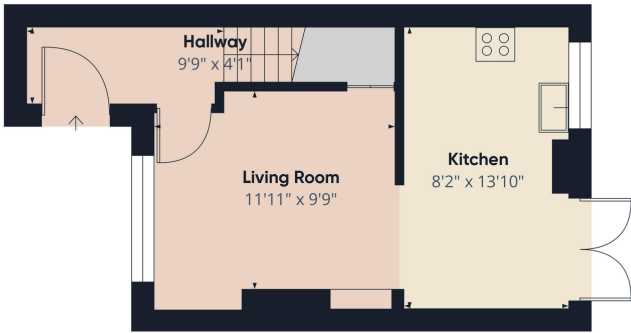
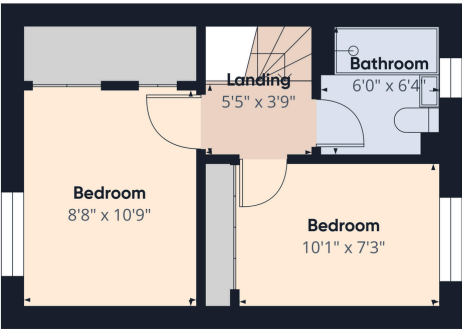




Floor 0



Floor 1

Approximate total area⁽¹⁾
573 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



DESCRIPTION

Little hidden gem

This property is ideally located with all essential amenities on your door step. The property has been well maintained by the current owners and showcases modern décor throughout.

True move in condition !

The property comprises of:

- Welcoming hallway with ample storage
- Bright spacious lounge
- Modern dining kitchen with doors to rear garden
- Stylish family bathroom with double shower
- Two double bedrooms
- Allocated parking space
- Private rear garden with natural stone paving
- Large timber storage shed

Viewing by appointment with Gibson Estate Agents



Location

Lying west of Edinburgh city centre, the thriving South Gyle is a popular choice for commuters travelling into the capital and beyond, thanks to its close proximity to Edinburgh Airport and major road networks, as well as superb public transport links, which include two train stations, the Edinburgh tramline, and a vast bus network. The area is served by excellent shopping amenities, particularly at the Gyle Shopping Centre, which hosts an array of high-street retailers, eateries and family restaurants, as well as an M&S Food and a Morrisons supermarket. One of Edinburgh's largest public parks, Gyle Park offers breathtaking 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 Gyle is within the catchment area for Gylemuir Primary School and Forrester High School, and is also well placed for excellent further and higher education, including Edinburgh College, Heriot-Watt University and Napier.

