



128/11 Gylemuir Road, Edinburgh, EH12 7US

Well-presented two-bedroom second floor flat with lift and private parking

URQUHARTS
EDINBURGH



DESCRIPTION

128/11 Gylemuir Road is a well-presented and spacious two bedroom second floor flat with lift, private residents parking, and lovely open aspect to the rear over Gyle Park towards the Pentland Hills. Situated in the popular Corstorphine area, the location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall with two storage cupboards; bright living room / dining room with corner bay window overlooking the rear; fitted breakfasting kitchen with wall & base units and appliances; two double bedrooms, one with en-suite shower room; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining Room. Kitchen / Breakfast Room. Two double bedrooms (one en-suite). Bathroom.

Gas central heating. Double Glazing. Landscaped communal garden grounds. Unallocated residents parking. Lift to all floors. Communal bike and bin store. The development is factored by Trinity Factors and there is an approx. monthly fee of £100 including common buildings insurance.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
 6. These particulars are not intended to nor will they form part of any contract.
 7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Gylemuir Road is situated west of the city centre in Corstorphine, a popular residential area retaining a village identity with a vibrant high street and host of local amenities. There is a large 24hr Tesco supermarket and Lidl within walking distance with the Gyle Shopping Centre (for larger retail shopping) only a short drive or bus ride away. Leisure and recreational facilities include The Gym Group, Corstorphine Tennis Club, Gyle Park, David Lloyds, and Drum Brae leisure centres together with Edinburgh Zoo. Pleasant walks can be enjoyed at Corstorphine Hill with wonderful views across the city, and for the golf enthusiast Murrayfield and Ravelston golf courses are also nearby. Buses run regularly to and from the city centre and surrounding areas with stops only a short walk from the property. The city bypass and main motorway networks, as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing are all within reach. Well-regarded catchment schools in the area include Gylemuir Primary and Forrester High, as well as private schooling including Stewarts Melville, Mary Erskine, and St Georges, with further education at College and University within short distance.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

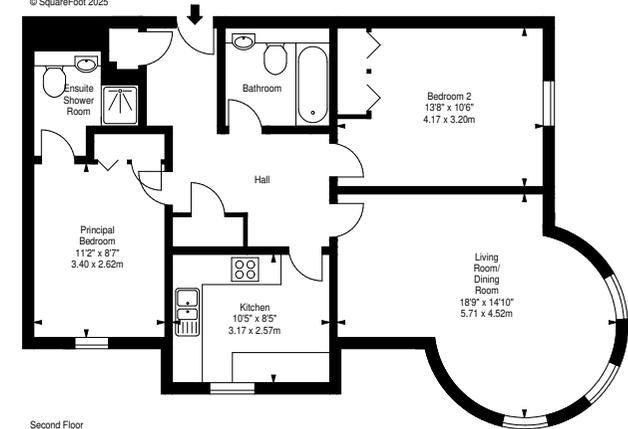
The property has a Council Tax Band E
 The property has an Energy Rating Category B
 Tenure Freehold



Flat 11,
128 Gylemuir Road,
Edinburgh,
Midlothian, EH12 7US



Approx. Gross Internal Area
796 Sq Ft - 73.95 Sq M
For identification only. Not to scale.
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Second Floor