



312 South Gyle Mains
Edinburgh EH12 9ES
Offers Over £215,000

Caesar & Howie
Solicitors & Estate Agents



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This is a freshly decorated and popular style terraced villa, that will make an ideal first or second buy or for downsizing perhaps. Set within an attractive courtyard, it has recently upgraded gardens, with the enclosed rear enjoying a sunny position. Fresh carpeting and new blinds have been added and there are generous storage facilities throughout the property. Appliances and shed are also included. It is ideally placed for The Gyle Shopping Centre, Edinburgh Business Park, near-by rail and tram services. There is also swift access to the City Bypass and Airport. Immediate/flexible entry available. Chain free.

- **Entrance hall**
- **Spacious lounge**
- **Open plan kitchen/dining area**
- **Two double bedrooms**
- **Bathroom**
- **GCH & DG**
- **Attractive gardens (enclosed rear)**
- **On street bay parking**
- **Excellent storage facilities**
- **Council Tax Band C**
- **Ideal for the Gyle Centre & transport links**

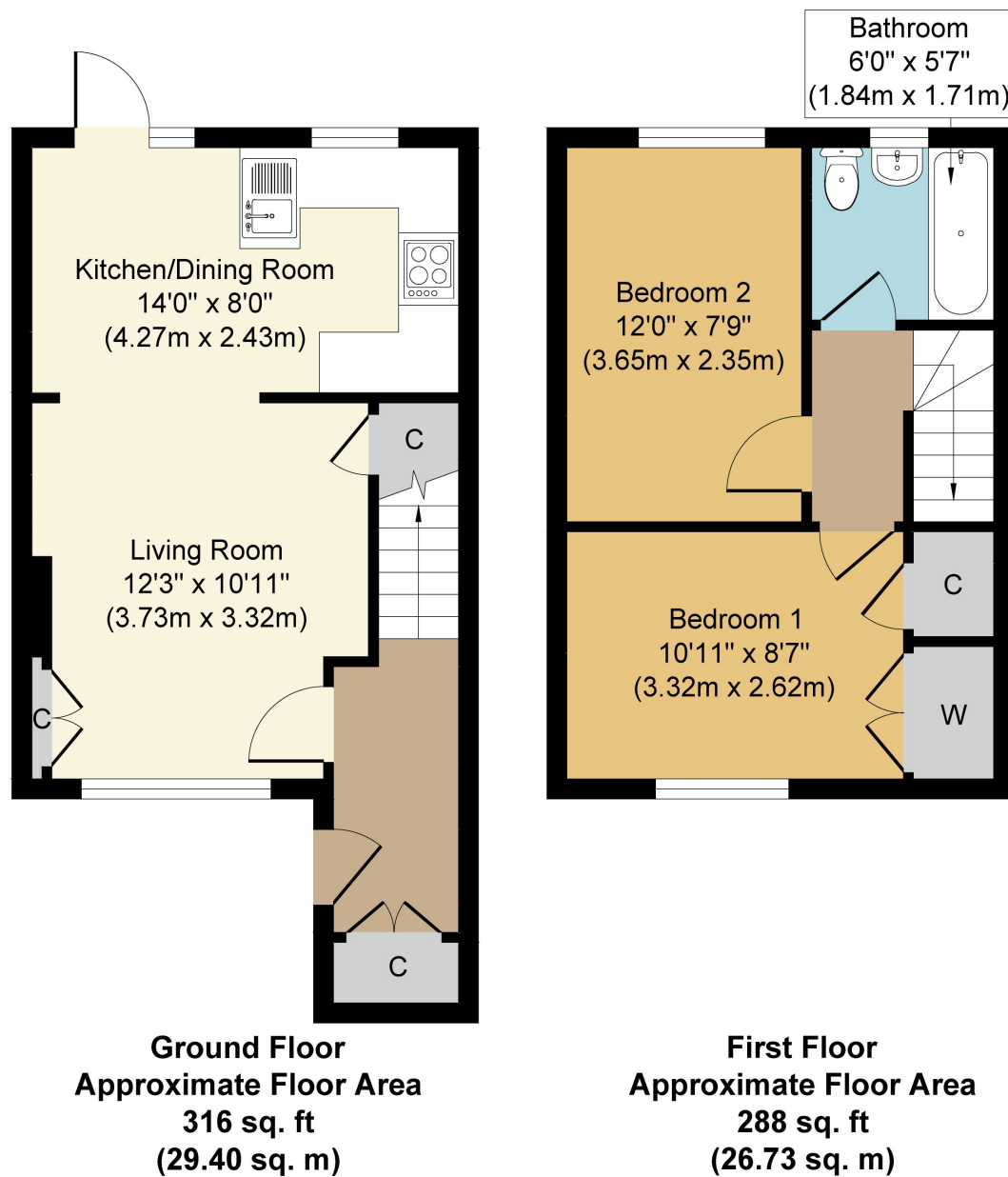


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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