

189 Gogarloch Syke, South Gyle, Edinburgh, EH12 9JE



Description

Particularly appealing extended semi detached villa with large driveway, single integral garage and sunny predominantly south facing back garden, commanding an enviable leafy cul-de-sac setting within a sought-after mature development, well placed for an excellent range of amenities and superb transport links. This attractive family home provides spacious and well planned accommodation over two levels offering all modern comforts.

- Hall
- Living room, open to dining area, with double doors to conservatory with French doors to garden
- Well appointed twin windowed kitchen/breakfast room
- Utility room
- Ground floor WC
- Upper hall with contemporary glazed balustrade
- 20 ft master bedroom with en-suite shower room
- Three further bedrooms
- Principal bathroom with white suite and shower
- Partially floored attic
- Electric heating and double glazing
- Large driveway leading to single integral garage with power and lighting
- South facing back garden

Extras

All fitted floor coverings, blinds, oven, hob, cooker hood, dishwasher, fridge/freezer and washing machine are included.

EPC Rating: C

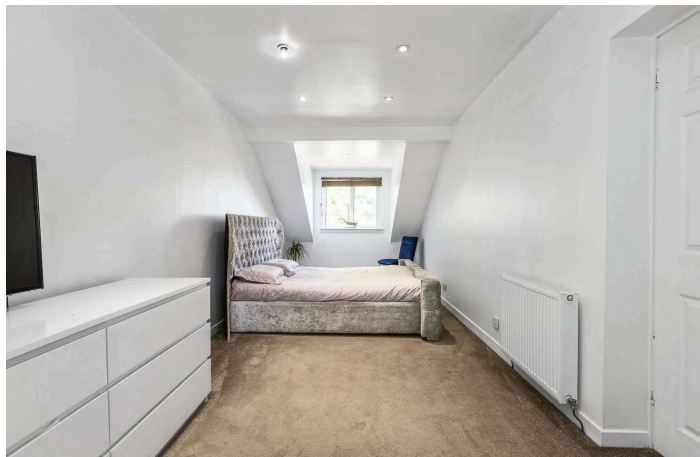


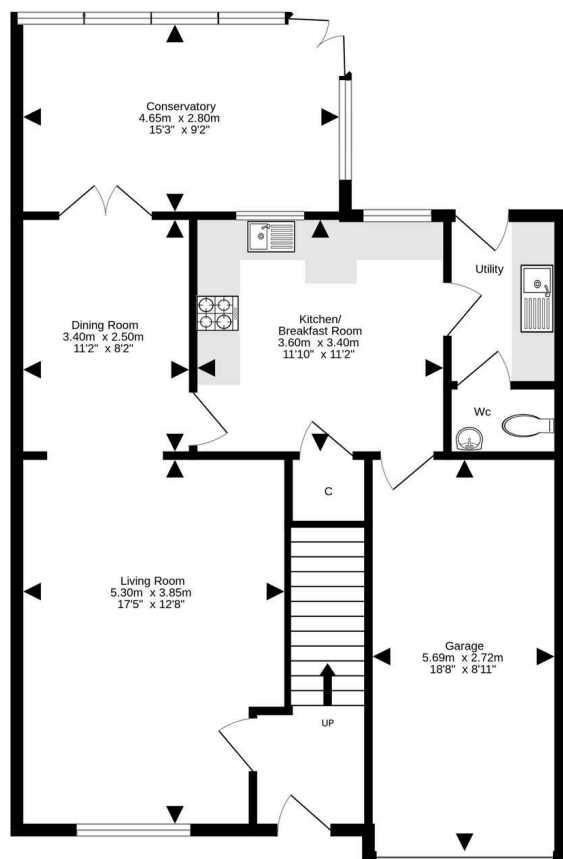
Location

The property is located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex which includes a Marks & Spencer, only a stone's throw away. Further shops, banks, buildings societies and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also beautifully positioned for those working at the Edinburgh Business Park. An efficient public transport network operates to most parts of the town and surrounding areas including the tram, within easy reach of the property, with direct transport to the airport or city centre.. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport, South Gyle has its own railway station.

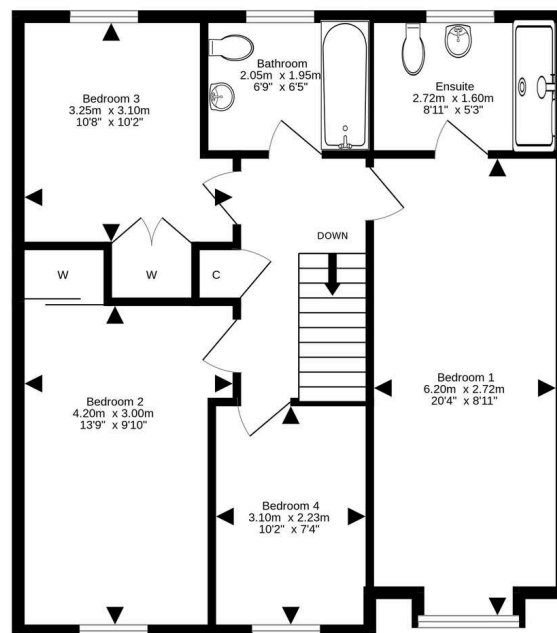
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



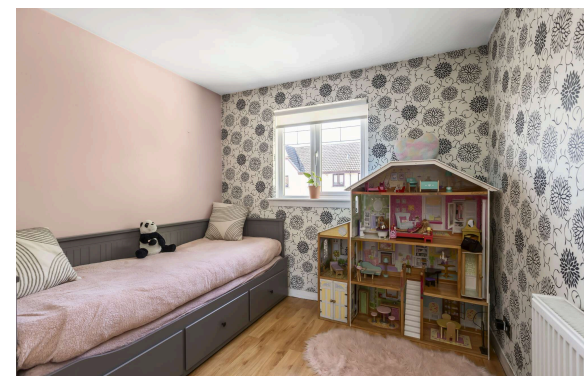


Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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