



22 North Gyle Drive
Edinburgh, EH12 8JN

A

"This bright and attractively presented semi-detached property lies on a quiet residential street in Corstorphine"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY









LOCATION

The subjects are located in the highly regarded Corstorphine area of Edinburgh, which lies to the north of the City Centre. Corstorphine enjoys a close knit community spirit, with a superb range of shopping outlets to be found in Corstorphine Village itself. Further shops can be found at the Gyle Complex, with Hermiston Gait just a little further afield. Leisurewise the choice is excellent and includes a number of bars and restaurants, a health and sports club and a number of organisations to cater for both adults and children alike. Schooling is well represented from nursery to senior level, whilst for the professional sector the Edinburgh Business Park and Royal Bank of Scotland Headquarters at Gogar are closeby. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. For those seeking alternative methods of transport South Gyle and Haymarket railway stations are both easily accessible, with Edinburgh Airport just a short drive away.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



DESCRIPTION

This bright and attractively presented semi-detached property lies on a quiet residential street in Corstorphine. The accommodation comprises; vestibule which leads into the welcoming entrance hallway, with W.C off and carpeted staircase; spacious living room with wood flooring, feature fireplace and a large window that bathes the room in natural light; open-plan kitchen/diner which provides access to the rear enclosed garden, under-stair storage cupboard, wall to floor work units and integrated appliances; dining room with space for large table and chairs overlooking rear garden; tastefully presented double bedroom one with a built-in wardrobe and dual aspect windows; double bedroom two with built-in wardrobe; double bedroom three with cupboard and family bathroom with white suite and electric shower over the bath. The property has excellent potential to extend to the rear, side or loft, and planning permission was previously granted for a large single storey extension. Further benefits includes a well-maintained rear enclosed garden with a vast lawn and slabbed area offering superb out-door space to enjoy in the warmer months, easily maintained front garden with driveway for off street parking, double glazing, gas central heating, good local amenities and excellent transport links.

The energy efficiency rating for this property is band D

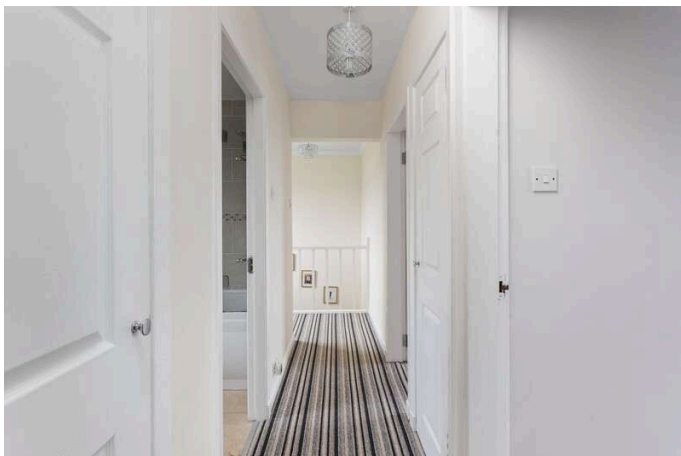
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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 109.8 m² ... 1181 ft²

All measurements are approximate and for display purposes only.



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