










Offers Over

£385,000

35 Gyle Park Gardens

Corstorphine | Edinburgh | EH30 9PZ

This impressive extended detached villa with beautifully manicured private gardens, chipstone driveway and single garage is quietly positioned within a pleasant cul-de-sac setting in an established modern development in the sought after Corstorphine district of the city. Conveniently positioned close to excellent amenities, superb commuting links and reputable schooling.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – C
-  Council Tax Band - F



Description

Offered to the market in true move-in condition, this delightful home, which has been meticulously maintained, shall undoubtedly appeal to the professionals or growing families alike and merits internal viewing to be fully appreciated. The stylish accommodation comprises; entrance hallway with carpeted staircase leading to the upper floor. The front-facing lounge, which is of good proportions has an understair cupboard with French doors leading to the delightful kitchen/breakfast room with plenty of wall and base units, complementary worktops incorporating the large sink unit and range cooker. Located off, accessed via French doors is the sizeable conservatory with delightful aspect over the rear garden. Upstairs leads to the three spacious bedrooms, with the two larger bedrooms benefiting from built-in wardrobes. The contemporary shower room comprises of a three piece suite with corner shower enclosure, WC and wash hand basin with built in storage with solid granite worktop. Further benefits include gas central heating with combi boiler controlled via a HIVE system and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the 5-burner range cooker. The fridge freezer, washing machine and dishwasher can be made available by separate negotiation.

Gardens, driveway & garage

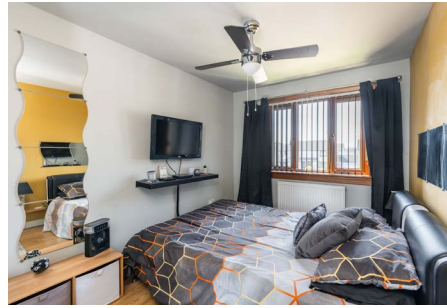
The front garden is laid to lawn with attractive, established borders with pathway leading to the entrance. Located to the side is a chipstone driveway leading to the single garage with power and light. The fully enclosed rear garden enjoys a high degree of privacy with leafy backdrop and is a lovely setting for all the family, with an extensive decked patio and lawn with an array of mature plants and shrubs.

Factors

Factor fees of approx. £11 per month are payable to James Gibb for the upkeep of the communal garden grounds within the development.

Viewing

By appointment with Neilsons on 0131 625 2222.





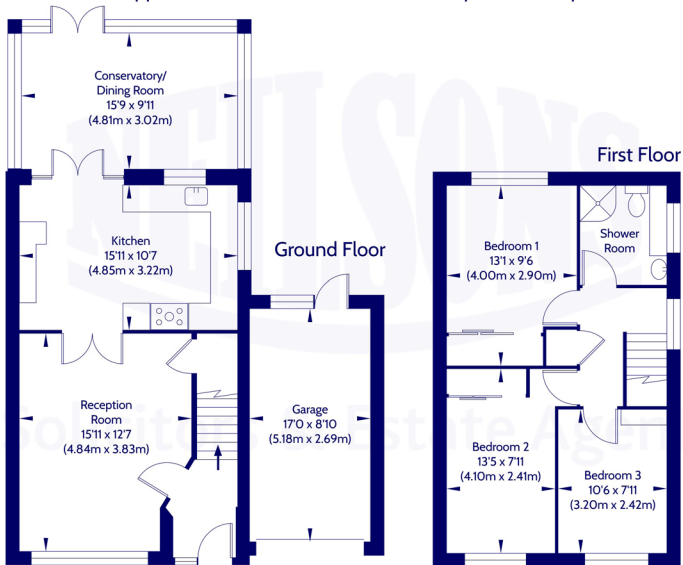
Location

Gyle Park Gardens forms part of an established residential development located off Glasgow Road in the sought after Corstorphine area of the city. The property is conveniently positioned for access to excellent amenities with the Gyle Shopping Centre and Hermiston Gait retail park both just a short distance away. Further amenities can be found nearby offering a good selection of local shops, banks, beauty salons and restaurants together with a 24-hour Tesco superstore. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. A frequent bus service provides quick and easy access into the City Centre and the South Gyle railway station is only a short walk from the property, with links to Edinburgh's Waverly Station, Glasgow and beyond. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible.





Approx. Gross Internal Floor Area 97.11 Sq M / 1046 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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