










Offers Over
£199,000

334 South Gyle Mains

South Gyle | Edinburgh | EH12 9ES

A deceptively spacious end of terrace house enjoying a peaceful location close to excellent transport links and amenities in the popular South Gyle suburb.

-  2 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Private Garden
-  Carpark
-  EPC Rating – D
-  Council Tax Band – C



Description

Peacefully located within a residential cul-de-sac this bright end of terrace house briefly comprises: entrance vestibule with useful storage space, hallway, generous dual aspect reception room with patio doors to the garden, fireplace and understair storage cupboard, modern fitted kitchen with integrated oven, hob, cooker hood and fridge freezer with the slimline dishwasher and washing machine also included. Stairs from the hallway lead to the upper landing with window to the front of the house and hatch giving access to a partially floored loft space. The principal bedroom has large built-in wardrobes also housing the boiler. The second bedroom also has ample built-in storage and a bathroom with white suite and over bath shower completes the accommodation. Benefits on offer include gas central heating and full double glazing.



Extras

The oven, hob, cooker hood, fridge freezer, dishwasher, washing machine, light fittings, curtains, window blinds and fitted floor coverings are to be included in the sale.

Gardens and Parking

The property benefits from a great sized enclosed private garden, offering scope to extend the house subject to the usual planning and consents. The garden is predominantly laid to lawn with a patio area ideal for al fresco dining during the warmer months. A car park provides ample off-street parking for residents and visitors.

Viewing

Please contact Neilsons on 0131 625 2222



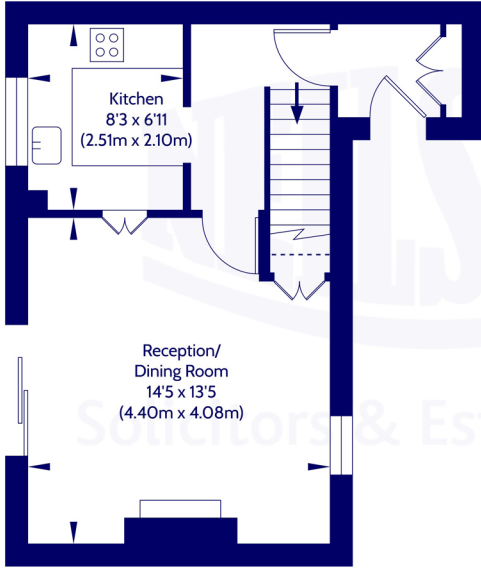


Location

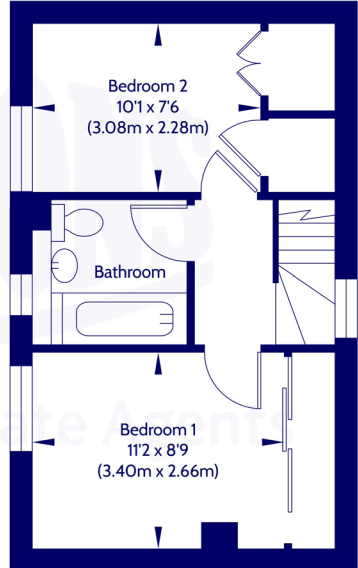
The property is located in the desirable South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping requirements with many high-street shops and services. Further amenities can be found in neighbouring Corstorphine, which offers a good selection of local shops, banks, beauty salons and restaurants. 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. A tram stop can be found closeby, which goes from Edinburgh Airport, through the City Centre to Newhaven. Schooling is available within the vicinity from nursery to secondary level with Edinburgh College, Napier and Heriot-Watt Universities all within easy reach.



Approx. Gross Internal Floor Area 59.37 Sq M / 639 Sq Ft.



Ground Floor



First Floor

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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