










Offers Over
£210,000

55 Gyle Park Gardens

Corstorphine | Edinburgh | EH12 8NQ

This bright and spacious upper villa enjoys a peaceful setting on an established residential development in the capital's ever popular Corstorphine area. The flat boasts a private garden and a converted garage to form a home office. The accommodation is well presented throughout and would be perfectly suited to the first-time buyer and early viewing is recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage
-  Private Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

The accommodation in brief comprises; staircase from lower level to welcoming hallway; bright and spacious reception room with space for a dining table, bright westerly aspect and modern décor; fitted kitchen to the rear offering fitted wall and base units, tiling to splash areas and integrated oven, hob and hood; Double bedroom again with a westerly sunny aspect, mirror fronted built in wardrobes and carpet flooring; second well proportioned double bedroom, again offering mirror fronted built in wardrobes and in built fold away bed; fully tiled modern shower room with a crisp white two piece suite, glass shower cubicle and integrated vanity storage.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Garage

The property benefits from a private garden to the rear, the low maintenance area is secure and laid to lawn with a patio area ideal for outside entertaining. A garage, located not far from the property has been converted to offer a home office area.

Viewing

Please contact Neilsons on 0131 625 2222.





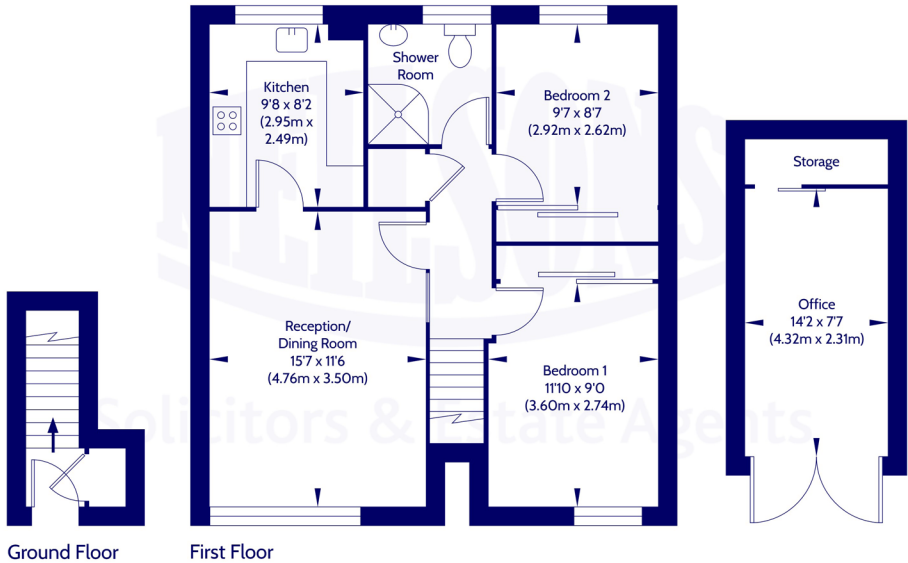
Location

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 58.71 Sq M / 632 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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