










51 Gogarloch Syke

South Gyle | Edinburgh | EH12 9JD

An excellent opportunity has arisen to purchase this spacious and bright detached villa offering flexible family accommodation, quietly situated within an established modern development, benefiting from a driveway and private gardens. The property is within the sought after South Gyle district close to many transport links and local amenities. Early viewing is highly recommended.

-  4 bedrooms
-  3 public rooms
-  2 bathrooms
-  Private gardens
-  Driveway
-  EPC rating - C
-  Council tax band - F



Description

The accommodation in brief comprises; welcoming entrance hallway with understairs storage and WC, generously proportioned dual-aspect reception room open plan to dining/study area with patio doors providing access to the rear, modern fitted kitchen/dining with bi-folding doors to the rear, fantastic sized family room, light and airy principal bedroom with walk-in wardrobe and en-suite shower room, three further well proportioned bedrooms and family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 2022), double glazing and a spacious attic providing extra storage.



Extras

All fitted floor coverings and blind will be included in the sale together with the integrated fridge/freezer, integrated wine fridge, integrated oven/hob, washing machine and dishwasher.

Gardens & Driveway

To the rear of the property, there is a fully enclosed private garden offering a high degree of privacy which is mainly laid to lawn with an area of patio. To the front, a double driveway provides off-street parking. There is also an additional parking space to the side of the property.

Viewing

By appointment through Neilsons (0131 625 2222).





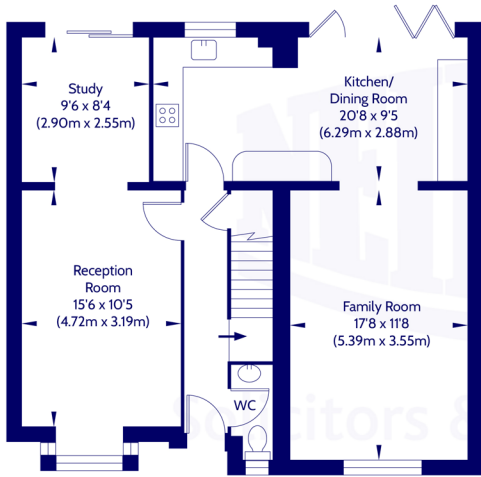
Location

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 a short walk away with which goes from the City Centre to Edinburgh Airport. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.

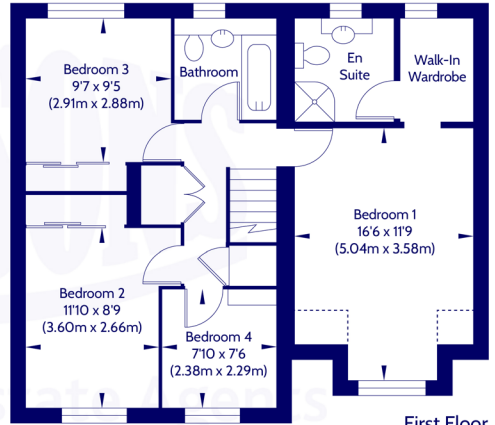




Approx. Gross Internal Floor Area 139.23 Sq M / 1499 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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