










Offers Over

£250,000

89 South Gyle Mains

South Gyle | Edinburgh | EH12 9HS

A superb opportunity has arisen to acquire this impressive three bedroom terraced villa quietly situated within an popular residential development in the desirable South Gyle district of the city. Close to excellent commuting links and amenities, the property will undoubtedly appeal to a variety of purchasers including couples, professionals and growing families. Early viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Allocated parking space
-  EPC Band - D
-  Council Tax Band - D



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance vestibule with cloak cupboard, hallway, bright and airy lounge with an electric fireplace and understairs storage cupboard, fully-fitted kitchen/diner with a range of integrated and freestanding white goods, tiling in splash areas and French doors leading to the garden, first floor landing with an airing cupboard and access to the partially-floored attic, first good sized double bedroom with integrated storage space and a front-facing outlook, second sizeable double bedroom with more integrated storage and lovely views of Corstorphine Hill, third single bedroom allowing for optional use as a kids room or home office/study, and a partially-tiled partially-paneled shower room with a corner cubicle and heated towel rail.

Further benefits include new front and back doors (2022) including new sitting room window and French doors in dining room (2022), gas central heating and double glazing throughout.

Factor fees are payable of approximately £75 per annum.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding fridge and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Private front and rear gardens are well-kept and offer an easy, low maintenance upkeep. The rear garden offers a sizeable patio for outdoor dining during the summer months. For the car owner, an allocated parking space can be found in the residents car park while on-street parking is available to accommodate visitors.

Viewing

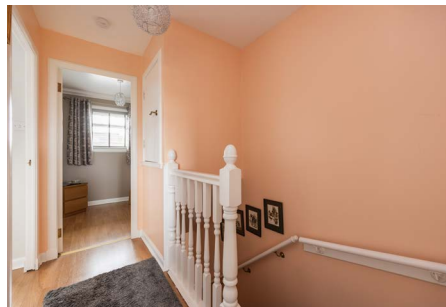
Open viewing Thursday 7-8pm, Sunday 2-4pm or by appointment through Neilsons 0131 625 2222.





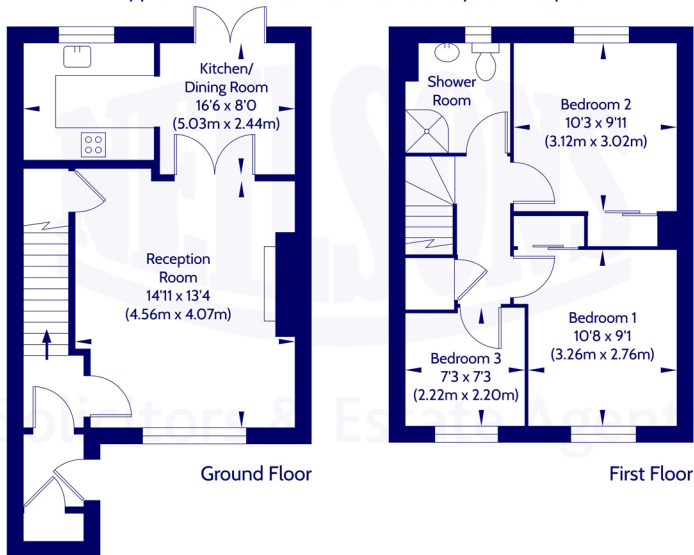
Location

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 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 73.51 Sq M / 791 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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