










Offers Over
£295,000

398 South Gyle Mains

South Gyle | Edinburgh | EH12 9ET

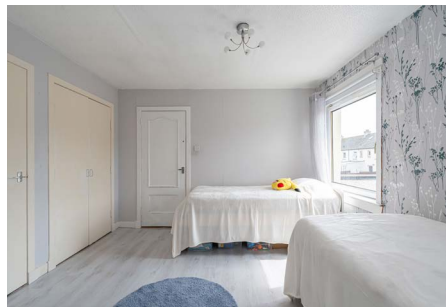
This extended end-terraced villa boasts a south-facing back garden and is part of a mature, well-established modern development near excellent amenities, schools, and road links. This highly appealing property offers spacious, well-planned accommodation over two levels and features neat, easily maintained private gardens along with an allocated parking space.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Parking Space
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The living room, set peacefully at the rear of the property, is a cozy and inviting space. It features a charming fireplace that serves as a focal point, creating a warm and welcoming atmosphere. The room is bathed in natural light, thanks to the French doors that not only enhance the sense of space but also provide direct access to the beautifully maintained south-facing garden. This seamless indoor-outdoor connection makes it an ideal spot for relaxation and entertaining, allowing for easy transitions between the interior and the lush outdoor environment. The stylish kitchen is a modern chef's delight, equipped with sleek white lacquer cabinetry that offers a contemporary aesthetic. It provides ample storage and workspace, making meal preparation a breeze. The kitchen also includes a spacious dining area, perfect for family meals and gatherings. Like the living room, it features French doors that open directly to the garden, creating a bright and airy atmosphere and offering the convenience of outdoor dining and entertaining during warmer months. On the ground floor, you will find a spacious double bedroom that can serve multiple purposes, whether as a guest room, or home office. This room is well-lit and comfortable, providing a versatile space to suit your needs. Adjacent to the bedroom is a modern shower room, featuring contemporary fixtures and fittings. This bathroom is designed with both style and functionality in mind, offering a sleek and efficient space for daily use. Upstairs, the accommodation is completed by two additional well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The principal bathroom on this level features a classic white suite and a mixer tap shower.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. The free-standing fridge and dryer are not included in the sale.

Gardens

To the rear is spacious fully enclosed garden laid to a decorative patio making this a great space for outside entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.





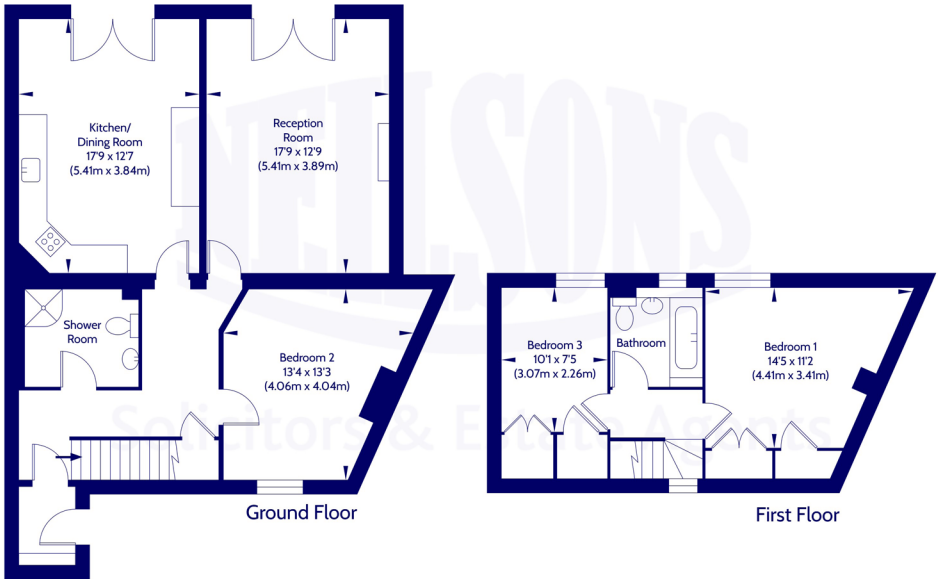
Location

The property forms part of an established residential development, situated in the popular 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 facilities 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. Frequent bus and tram services 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. 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 111.2 Sq M / 1197 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.



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



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