










Offers Over

£260,000

144 Gyle Park Gardens

Corstorphine | Edinburgh | EH12 8NU

An appealing semi detached villa enjoying an attractive cul-de-sac setting close to superb amenities in the capital's desirable Corstorphine area. The property would benefit from a degree of upgrading in places and offers a superb opportunity to create an individually designed home, perfect for the growing family or downsizer.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Single garage and driveway
-  Private gardens
-  EPC rating – D
-  Council tax band- D



virtually staged by HOMELi



Description

The internal accommodation briefly comprises: entrance hallway with stair to the upper level, generously proportioned reception/dining room with attractive flooring and a bright dual facing aspect, semi open to the kitchen which has been fitted with a good variety of base and wall mounted units, with coordinated wipe-clean worktops, tiling to splash areas and access to the rear garden, two double bedrooms both with built-in storage, and tiled family bathroom with three piece white suite and over-bath electric shower.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All integrated appliances, fixtures, fittings and flooring will be included.

Garden, Parking and Factor

The property boasts a substantial fully enclosed garden to the rear which enjoys an attractive mature tree backdrop and is bursting with potential. A monobloc driveway and single garage provide excellent off-street parking, with ample visitors parking available to the front. The property also benefits from an electrical vehicle charging point. Please note a factoring agreement is in place with James Gibb for the upkeep of the communal areas in the development. This is presently charged at approximately £35 - £40 per quarter.

Viewing

By appointment through Neilsons (0131 625 2222).



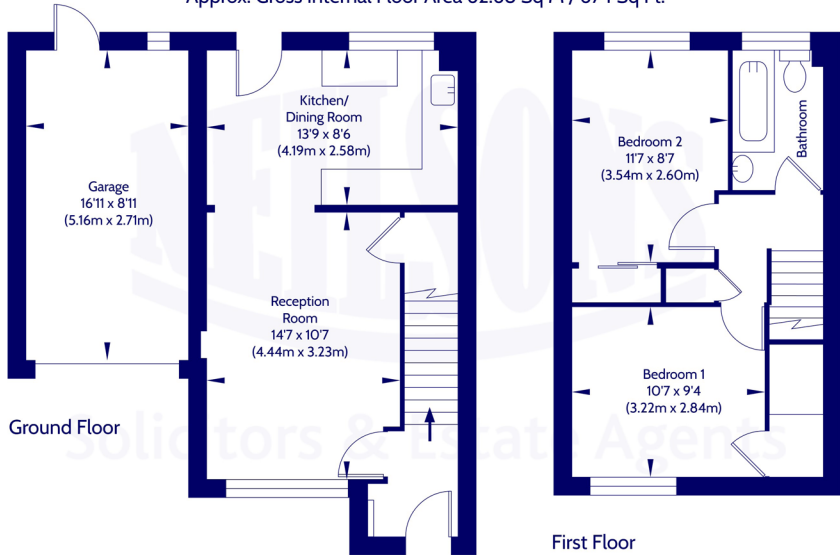


Location

The property is in the ever-popular residential area of Corstorphine, which lies to the west of the City Centre. The nearby high street is well stocked with boutique shops, a butcher, post office and variety of cafes/pubs together with a nearby Tesco's supermarket, which is within comfortable walking distance, The Gyle Shopping Centre and Hermiston Gait are also within close proximity and offer a wide range of popular retailers, including Decathlon, Marks and Spencer's and Boots. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. Corstorphine is also well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system.



Approx. Gross Internal Floor Area 62.68 Sq M / 674 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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