



Solicitors & Estate Agents










Offers Over

**£200,000**

## 5/2 Nova Scotia Place

South Gyle | Edinburgh | EH12 9FU

Well presented ground floor flat within a purpose built block in a modern development, the flat is ideally situated for an excellent range of local amenities, public transport links along with the main motorway network. The flat will make an excellent choice for first time buyers or young professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



## Description

Upon entering, you are welcomed by a hallway equipped with ample storage, ensuring a clutter-free living space. The reception area is bright and inviting, featuring a triple aspect window that floods the room with natural light and seamlessly flows into a dining space perfect for entertaining. The fitted kitchen boasts modern white wall and base units, complemented by stylish tiling in the splash areas and equipped with an integrated oven, hob, and hood, making it both functional and visually appealing. The principal bedroom is spacious and designed for comfort, while the secondary bedroom is also generously sized, both rooms featuring plush carpeting and neutral decor to create a serene atmosphere. The contemporary bathroom is fully tiled and showcases a crisp white three-piece suite, complete with a luxurious rainfall thermostatic shower



## Extras

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

## Gardens and Parking

The property is situated within well maintained communal gardens along with residents parking.

The property and development is maintained by the factor RMG with an approx. cost of £65pcm

## Viewing

Please contact Neilsons on 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 Edinburgh College, Napier and Heriot-Watt Universities all within easy reach.





Approx. Gross Internal Floor Area 59.15 Sq M / 637 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

