










Solicitors & Estate Agents



51 North Gyle Terrace

Corstorphine | Edinburgh | EH12 8JY

This charming bungalow offers a blend of comfort, practicality, and delightful outdoor spaces. A two-car driveway and garage provide ample parking, while the beautifully maintained rear garden enhances the property's appeal.

-  3 Bedrooms
-  3 Public Rooms
-  1 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

The entrance vestibule leads into a spacious L-shaped hallway that sets the tone for the home. The reception room is warm and inviting, featuring a focal fireplace and direct access to a sunny south-facing conservatory, creating a perfect spot to relax and enjoy garden views. The generous kitchen is designed for functionality and comfort, boasting fitted wall and base units, durable flooring, and a designated dining area. It enjoys a pleasant outlook over the rear garden, with a convenient side door for easy access to outdoor spaces. The principal bedroom is a spacious double room with a front-facing aspect, while the second bedroom offers ample proportions, full-height built-in wardrobes, and additional storage. A third double bedroom, overlooking the leafy rear garden, features soft carpeting and a tranquil ambiance.

The bathroom is well-appointed with white tiling, a matching three-piece suite, vanity storage, and a Mira electric shower over the bath, providing a blend of practicality and style.



Extras

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

Gardens, Garage & Driveway

The rear garden is a true highlight, featuring a raised patio accessible from both the kitchen and conservatory, perfect for outdoor dining or entertaining. The garden itself is a serene haven, with an immaculate lawn, colorful planted borders, fruit trees, and a charming pond, offering a peaceful retreat for nature lovers.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

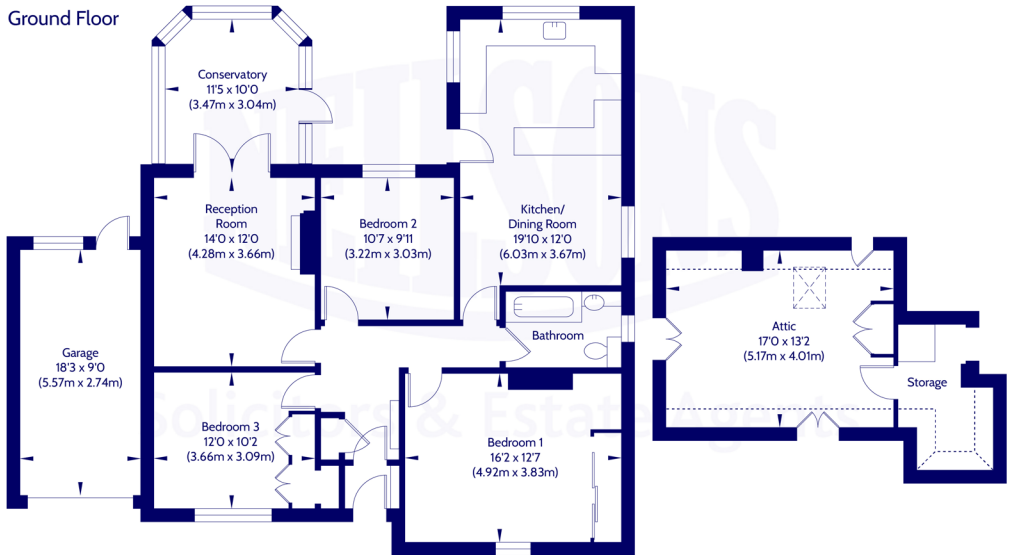
The property is situated within the popular Corstorphine area of the city. Excellent day-to-day amenities are on hand together with a large Tesco Superstore and nearby Gyle Shopping Centre, which houses a good selection of high street retailers and services. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murrayfield Stadium.





Approx. Gross Internal Floor Area 108.88 Sq M / 1172 Sq Ft.

Ground 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.



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