










Solicitors & Estate Agents



# 123/3 Gogarloch Syke

South Gyle | Edinburgh | EH12 9JE

An excellent opportunity has arisen to acquire this two bedroom ground floor flat, making for an ideal first-time-buyer or buy-to-let opportunity while being well located within the popular South Gyle area of Edinburgh.

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



## Description

This property offers great potential with a secure entry system that ensures privacy and peace of mind for residents. Upon entering, you are welcomed into a bright and spacious hallway featuring built-in storage, providing practical space for keeping the home organized. The bay-windowed reception room serves as a focal point of the home, with a charming fireplace that adds character. The fitted kitchen is functional and offers plenty of cabinetry and work surfaces for storage and meal preparation. Although it is serviceable, there is an opportunity to upgrade and modernize the space to better suit current tastes and needs. The property includes two well-proportioned double bedrooms, both equipped with built-in wardrobes. These provide excellent storage solutions, but the rooms themselves would benefit from some cosmetic updating to fully realize their potential as comfortable retreats. The three-piece bathroom suite includes a shower over the bath, a WC, and a washbasin. While functional, it could be modernized to align with more contemporary styles.



## Extras

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

## Gardens & Parking

Externally, the property benefits from residents' parking, adding convenience for both homeowners and visitors. With some upgrading and personal touches, this home presents a fantastic opportunity to create a stylish and comfortable living space tailored to your preference

## Viewing

Please contact Neilsons on 0131 625 2222.







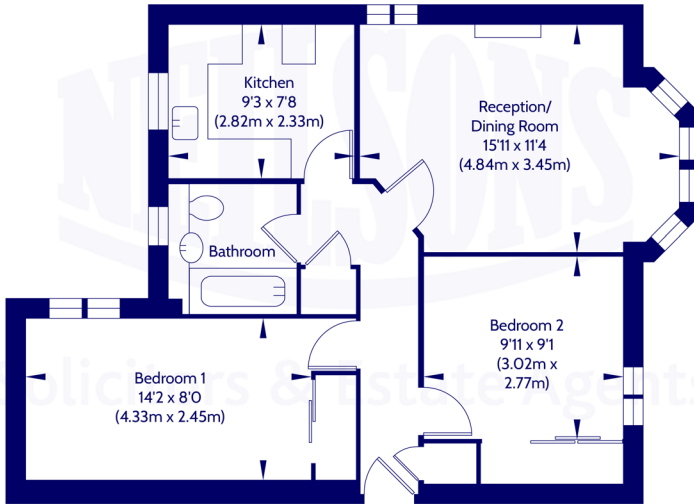
## Location

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 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 Stevenson College, Napier and Heriot-Watt University all within easy reach.



Approx. Gross Internal Floor Area 54.89 Sq M / 591 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.



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



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