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Fixed Price

£360,000

23 North Gyle Loan

Corstorphine | Edinburgh | EH12 8JJ

This charming semi-detached bungalow is set across a single level, offering convenient and accessible living. Benefiting from a private driveway and generous front and rear gardens, the property provides excellent outdoor space, with the potential to extend subject to the necessary planning permissions.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

Upon entering, a welcoming vestibule leads into a well-proportioned inner hallway, which offers multiple storage cupboards, ensuring a clutter-free living environment. The spacious reception room enjoys a bright rear aspect with views over the garden, creating a relaxing atmosphere. It features stylish laminate flooring, a dedicated dining area, and built-in shelving, adding both character and functionality. The kitchen is fitted with a range of wall and base units, offering ample storage and worktop space. Complemented by tiled splash areas, it provides a practical and easily maintained workspace. From here, access leads to a delightful sunroom, a versatile space that seamlessly connects indoor and outdoor living, perfect for enjoying the garden in all seasons. Both double bedrooms are positioned at the front of the property, each providing generous proportions and flexibility for free-standing furniture. The contemporary shower room is fitted with a sleek two-piece white suite with integrated vanity storage and a fully enclosed cubicle featuring a dual thermostatic shower for added comfort.



Extras

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

Gardens

Externally, the property boasts a fully enclosed rear garden, offering a mix of patio and lawn areas, ideal for outdoor dining, relaxation, or gardening. A mature tree line at the far end enhances privacy, while a garden shed provides additional storage for tools and outdoor equipment.

Viewing

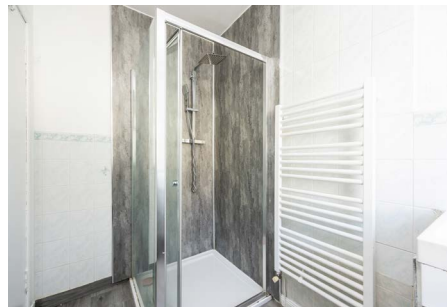
Please contact Neilsons on 0131 625 2222.





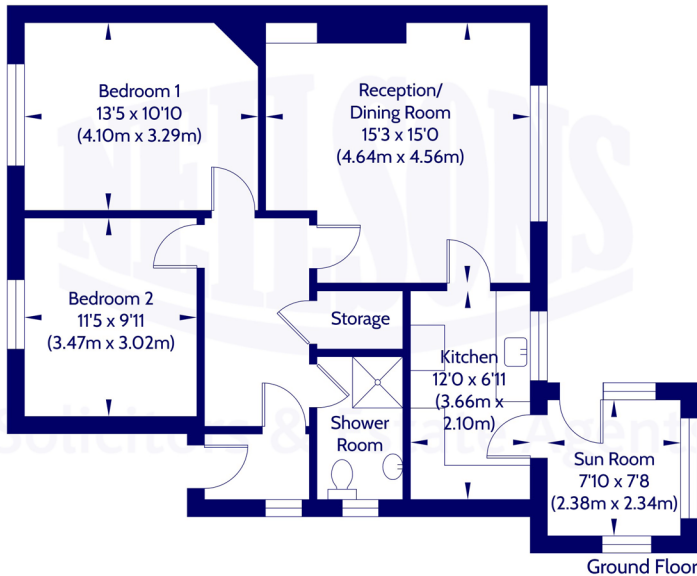
Location

North Gyle Loan is a peaceful residential street within the highly regarded district of Corstorphine, a sought after, high-amenity suburb lying approximately 5 miles west of Edinburgh City Centre. The area enjoys excellent transport links connecting quickly to the city, bypass, central motorway network and Edinburgh International Airport. Highly regarded schooling is available in the area from nursery to secondary level with a choice of reputable private schools also close at hand. St John's Road provides a wide range of local shops and services within easy walking distance of the property along with a choice of cafes, bars, restaurants and take-aways. Tesco Extra and Lidl Supermarkets can be found in Corstorphine with further shopping and high street stores close by at The Gyle including a large Marks & Spencer. A wealth of recreational facilities are in the area including the wonderful woodland walks of Corstorphine Hill Local Nature Reserve and walks to the Cammo Estate. A choice of leisure centres and gyms are available locally including David Lloyd on Glasgow Road and the Drum Brae Leisure Centre and swimming pool.





Approx. Gross Internal Floor Area 75.03 Sq M / 808 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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