



Solicitors & Estate Agents










Fixed Price

£530,000

28 North Gyle Drive

Corstorphine | Edinburgh | EH12 8JN

An excellent opportunity has arisen to purchase this impressive, generously proportioned extended detached bungalow with private gardens, driveway and garage, quietly situated within the popular district of Corstorphine, close to excellent local amenities, transport links and schooling. The accommodation provides flexible family accommodation and internal viewing is highly recommended to be fully appreciated.

-  4 Bedrooms
-  3 Public rooms
-  2 Bathrooms
-  Private gardens
-  Driveway & Garage
-  EPC Band - E
-  Council Tax Band - G



Description

In brief the accommodation comprises; welcoming entrance hallway, two well proportioned bedrooms to the front, stylish spacious bathroom with bath and a separate walk-in shower, generously proportioned and bright reception room with double doors leading to the fantastic sized dining room which pleasantly overlooks the rear garden, flexible family room with doors providing direct access to the rear, stylish fitted kitchen with a range of wall and base mounted units and useful utility room. The upstairs accommodation is complete with the light and airy principal bedroom with fitted wardrobes and access to a fabulous balcony providing lovely open views, a second well proportioned bedroom and bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

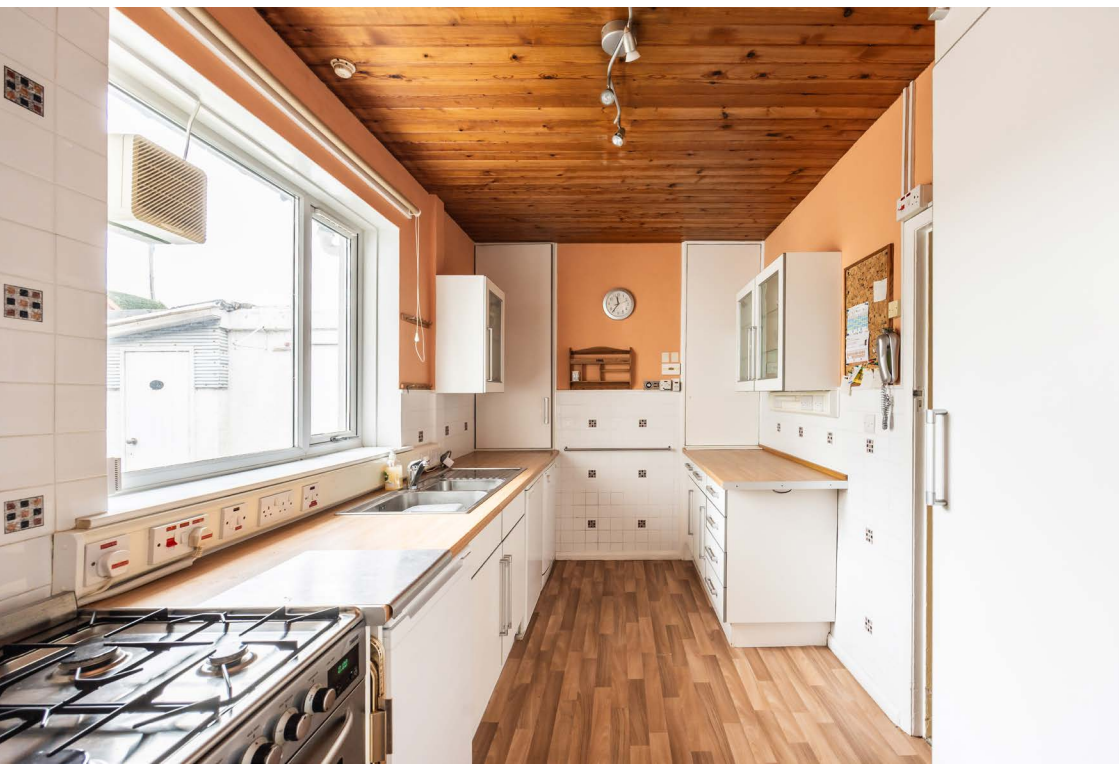
All fitted floor coverings, blinds and curtains will be included in the sale together with the cooker, fridge, freezer, dishwasher, washing machine and tumble dryer. Please note the white goods are sold as seen and no warranty/guarantee is provided.

Gardens, Garage & Driveway

To the front of the property lies a private area of garden ground which features a rose garden together with a driveway providing off-street parking and leading to the single garage. A real feature of this property is the generous sized private garden to the rear which offers a high degree of privacy and has areas of patio, lawn and shrubbery.

Viewing

By appointment through Neilsons 0131 625 2222.





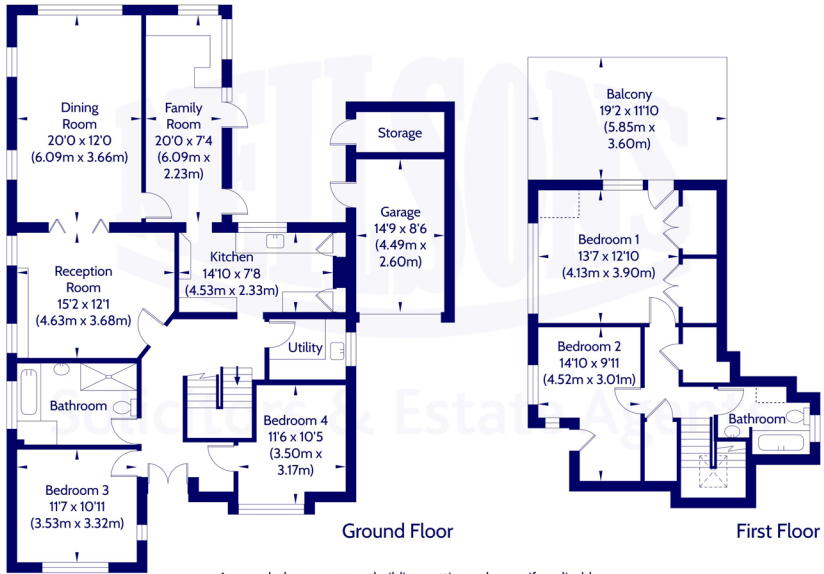
Location

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are within easy reach together with Drum Brae and David Lloyd Leisure Centre. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.





Approx. Gross Internal Floor Area 169.79 Sq M / 1828 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.



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



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