










Solicitors & Estate Agents



61 North Gyle Loan

Corstorphine | Edinburgh | EH12 8LB

Neilsons are delighted to offer on to the market this exceptionally appealing semi detached villa, which is well presented throughout and enjoys a superb location in the capital's popular Corstorphine area.

-  2 bedroom
-  2 public room
-  1 bathroom
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- E



Description

The property boasts a generous amount of living space, together with a good sized garden and off-street parking, making it the ideal home for the growing family/ professional couple alike.

The internal accommodation briefly comprises: entrance hallway with built-in storage cupboard and stair to the upper level, bright and well proportioned reception/ dining room with attractive herringbone flooring, stylish contemporary décor and ample space for a good sized dining table and chairs, spacious garden room with central heating and a sunny west facing aspect over the rear garden, kitchen fitted with a variety of base and wall mounted units, contrasting wipe-clean worktops, tiling to splash areas and a selection of built-in appliances, spacious principal bedroom with carpeted floor and eaves storage, a second smaller double bedroom also with storage, and family bathroom with three piece white suite, tiling to splash areas, and over-bath shower.



Extras

All fitted carpets, blinds, fridge, freezer and cooker in the kitchen as well as the chest freezer in the garage.

Gardens, Garage & Driveway

To the front of the house are low maintenance chip beds, together with a driveway and good sized single garage to provide excellent off-street parking/overspill storage. To the rear of the house is a safe, fully enclosed private garden primarily laid to lawn, with paved patio and a variety of shrubs and bushes. The gardens have a delightfully open feel and enjoy a bright westerly facing aspect, perfect for enjoying the late afternoon sun in the warmer months.

Viewing

By appointment through Neilsons (0131 625 2222).



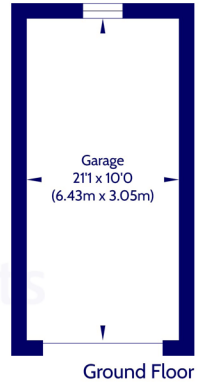
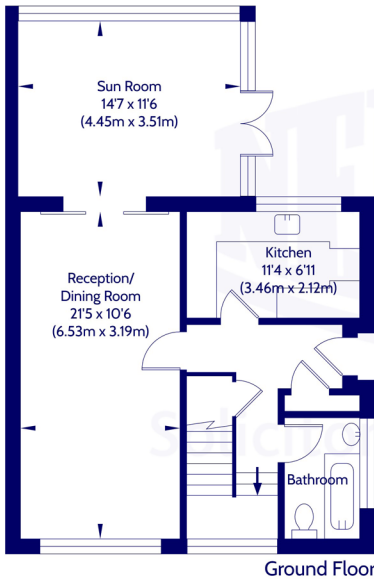


Location

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 85.7 Sq M / 922 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 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

