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Offers Over

£149,995

26 South Gyle Park

South Gyle | Edinburgh | EH12 9EL

This well proportioned main door mews flat, is pleasantly situated within a quiet established development in the ever-popular district of South Gyle, close to fantastic local amenities and commuting links. The property would undoubtedly appeal to first-time buyers, young professionals or investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

In brief the accommodation comprises; welcoming hallway with useful storage, spacious and bright reception/dining room open plan to fitted kitchen with appliances, light and airy double bedroom and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and access to partially floored attic providing further storage.



Extras

All fitted floor coverings will be included in the sale together with the cooker and fridge/freezer.

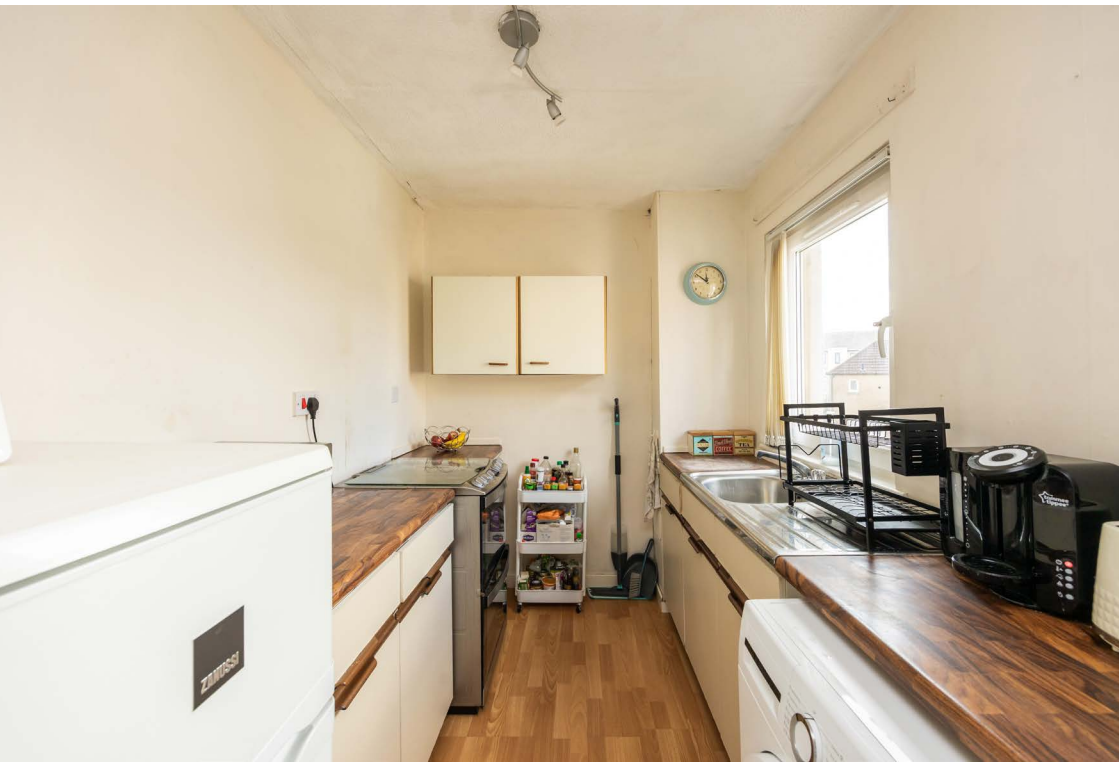
Gardens & Parking

The property benefits from well maintained communal garden grounds as well as an allocated parking space. There is further on-street parking in the surrounding area.

The property forms part of the South Gyle Property Association with a yearly fee applicable. This varies depending on work required in the development. This is approx. £75 per annum.

Viewing

By appointment through Neilsons 0131 625 2222.



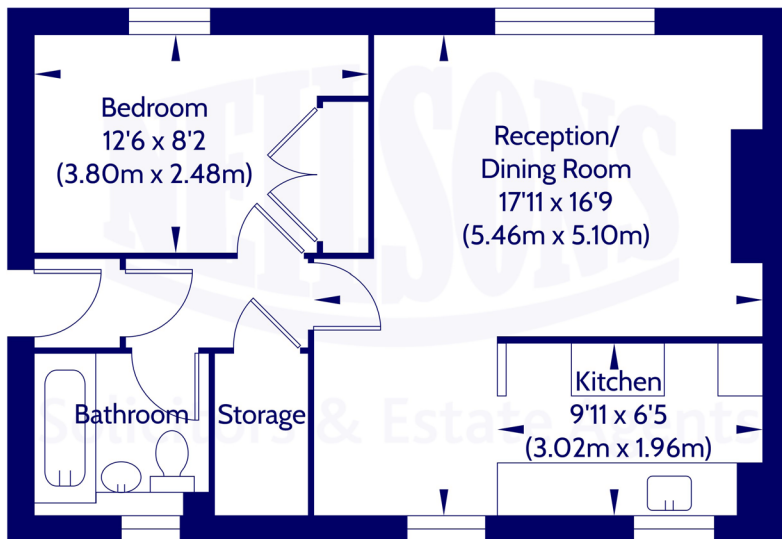


Location

Situated in an established residential development in the popular South Gyle area of the city within easy reach of work and retail pursuits. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre providing excellent day-to-day shopping requirement including many high street named shops and services. 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 with the close by South Gyle tram stop and Edinburgh Park and South Gyle train stations.



Approx. Gross Internal Floor Area 44.63 Sq M / 480 Sq Ft.



First 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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