










Solicitors & Estate Agents



## 48 Gyle Park Gardens

Corstorphine | Edinburgh | EH12 8NG

Situated in a quiet cul-de-sac with a pleasant central green on the edge of the Gyle Park, this semi-detached villa offers comfortable living with superb amenities and transport links nearby. An ideal choice for downsizers or first-time buyers, the property offers a perfect blend of comfort and convenience.

-  2 bedrooms
-  1 reception room
-  1 shower room
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – D
-  Council tax band - D



## Description

The accommodation comprises an entrance hallway with storage cupboard, stairs to the first floor and door to a spacious reception room with a pleasant outlook to the front, complemented by a large walk-in storage cupboard beneath the stairs. To the rear, the modern kitchen/ breakfast room is fitted with contemporary wall and base units and includes a freestanding cooker, washing machine, dishwasher, and fridge freezer, with door giving direct access to the enclosed garden. Upstairs, the landing includes an airing cupboard housing the hot water tank and a hatch to the loft. There are two generous double bedrooms, both with built-in wardrobes providing ample storage. The modern shower room boasts a stylish white suite and integrated vanity storage. Additional benefits include gas central heating and full double glazing.



## Extras

The fixtures and fittings are to be included in the sale including the aforementioned kitchen appliances, carpets, curtains, blinds and light fittings.

## Gardens and Garage

Externally, the property benefits from a single garage with an up-and-over door, power, light, and a pedestrian door to the garden, as well as a private driveway. The beautifully enclosed southwest-facing garden features lawn and patio areas, perfect for outdoor relaxation.

## Viewing

By appointment with Neilsons on 0131 625 2222





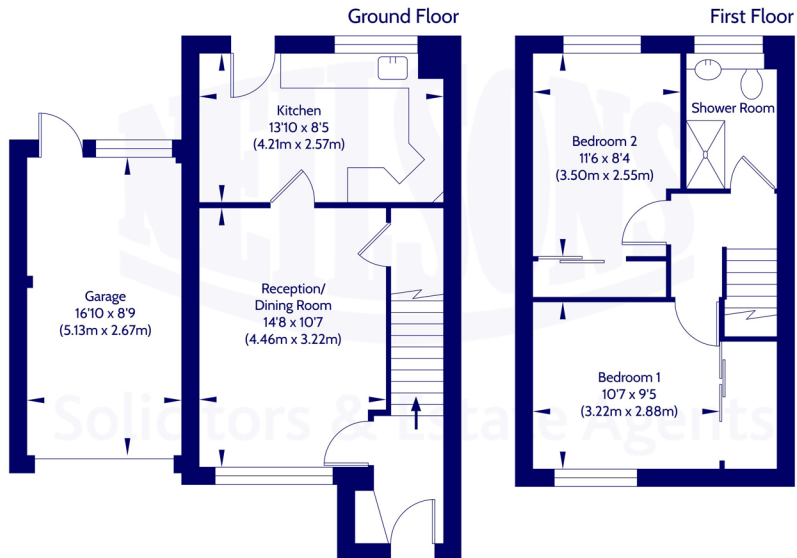


## Location

Gyle Park Gardens is a peaceful residential development offering a variety of housing styles set within attractive cul-de-sacs with central lawns. Conveniently placed off Glasgow Road and on the edge of the wide green spaces of Gyle Park, this charming location is popular with families and those looking to downsize. The property is within easy walking distance of an array of shops and services, including The Gyle Centre with Morrisons supermarket and a large Marks & Spencer, along with a number of renowned high street stores. Tesco Extra and Lidl supermarkets are also nearby with St John's Road offering a further selection of independent shops, cafes, restaurants and takeaways. The Gym Group gym and David Lloyd leisure centres are both close at hand and a choice of walks and cycle routes are available in the area. Regular bus services provide swift access in and around the city and by car the city bypass, airport and central motorway network are all within easy reach. Well-regarded schooling is provided from nursery to secondary level within easy walking distance.



Approx. Gross Internal Floor Area 63.7 Sq M / 685 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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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

