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Offers Over
£200,000

5/6 Nova Scotia Place

South Gyle | Edinburgh | EH12 9FU

This well-presented second-floor flat is located within a modern, purpose-built development and enjoys a prime position close to a wide range of local amenities. Excellent public transport links and easy access to the main motorway network make this an ideal choice for commuters. The property offers a stylish and comfortable living space, perfectly suited to first-time buyers or young professionals seeking a well-connected and low-maintenance home in a contemporary setting.

-  2 beds
-  1 public
-  1 bathroom
-  Communal Gardens
-  Residents Parking
-  EPC Band - B
-  Council Tax Band - D



Description

The flat is accessed via a welcoming hallway which benefits from two useful storage cupboards, providing excellent space for coats, shoes, and household essentials. The main reception room enjoys a bright open aspect and features modern décor, stylish laminate flooring, and a dedicated dining area—ideal for both everyday living and entertaining. The adjacent kitchen is well-appointed with a generous range of white wall and base units, an integrated oven, electric hob, and attractive tiled splashbacks, offering a practical and contemporary cooking environment. The principal double bedroom shares the same pleasant open outlook as the reception room and is finished with soft carpet flooring, creating a cosy and comfortable retreat. A second well-proportioned double bedroom includes built-in storage, making it a versatile space suitable for guests, a home office, or additional family accommodation. The bathroom is fitted with a classic white three-piece suite and features a Mira electric shower over the bath, complemented by a glass shower screen and easy-care acrylic wet wall panels for a clean and modern finish.



The communal areas, including the gardens and shared facilities, are professionally managed by the factoring company RMG. This ensures the development remains in excellent condition year-round. The current factoring cost is approximately £65 per calendar month, which covers the upkeep of the communal grounds, building maintenance, and general management services.

Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property is set within attractively landscaped and well-maintained communal gardens, providing a pleasant and peaceful environment for residents to enjoy. In addition, the development offers convenient residents' parking, ensuring ease of access and added practicality for both homeowners and visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





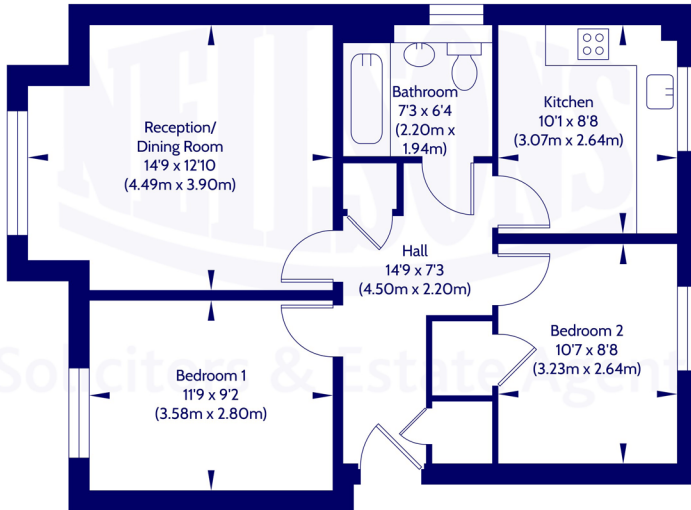
Location

The property is located in the desirable South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping requirements with many high-street shops and services. Further amenities can be found in neighbouring Corstorphine, which offers a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. A frequent bus service provides quick and easy access into the City Centre and the South Gyle railway station is only a short walk from the property, with links to Edinburgh's Waverly Station, Glasgow and beyond. A tram stop can be found a short walk away with which goes from the City Centre to Edinburgh Airport. Schooling is available within the vicinity from nursery to secondary level with Edinburgh College, Napier and Heriot-Watt Universities all within easy reach.



Approx. Gross Internal Floor Area 59.56 Sq M / 641 Sq Ft.

Second 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.



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