



Solicitors & Estate Agents









Offers Over

£155,000

242 South Gyle Mains

South Gyle | Edinburgh | EH12 9ES

A well proportioned lower villa, located within the popular residential area of South Gyle. Close to excellent local amenities and transport links, the property is in move in condition and would make an ideal purchase for first time buyers, professionals and buy to let investors.

-  1 public room
-  1 bedroom
-  1 bathroom
-  Residents parking
-  EPC rating – C
-  Council tax band – B



Description

The accommodation briefly comprises entrance hallway with deep storage cupboard, a bright and airy lounge/dining room which is open plan to a fitted kitchen with a range of wall and base units with co-ordinated worktops and tiled splashbacks, double bedroom quietly situated to the rear of the property, and a bathroom with a white suite and shower over the bath. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, and the washing machine.

Gardens and Parking

There are communal garden grounds around the development and there is residents parking. An annual fee of £90 is payable to South Gyle Resident's Association for garden maintenance.

Viewing

By appointment through Neilsons (0131 625 2222).





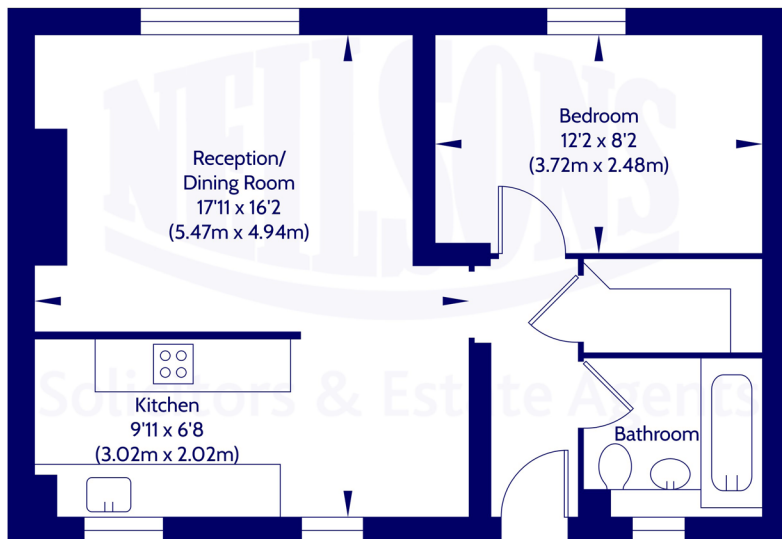
Location

The property forms part of an established residential development, situated in the popular 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 facilities 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. Frequent bus and tram services provide 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 Waverley Station, Glasgow and beyond. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.



Approx. Gross Internal Floor Area 45.26 Sq M / 487 Sq Ft.

Ground 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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