










Offers Over

**£350,000**

## 282 South Gyle Road

South Gyle | Edinburgh | EH12 9DU

Impressive three bedroom semi-detached villa quietly situated within the sought-after South Gyle district. Boasting a garage, double driveway and an excellent plot position whilst being nearby fantastic amenities and transport links, the property is well-suited to a variety of purchasers including growing families.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Garage and double driveway
-  EPC Band - C
-  Council Tax Band - E



## Description

Internally, the property is offered to market in a move-in condition while briefly comprising of; welcoming entrance hallway, bright and airy lounge, well-presented fully-fitted kitchen with a range of integrated and freestanding white goods, tiling in splash areas and under-unit lighting whilst being finished with gloss white units, separate dining room with an understairs cupboard, lovely sun room extension with a triple aspect, first floor landing with a shelved linen cupboard and access via a Ramsay ladder to the partially-floored attic, first generous double bedroom with integrated wardrobes with sliding mirrored doors and a front-facing outlook, second sizeable double bedroom with ample room for freestanding furniture, third single bedroom with an over-stairs cupboard offering flexibility as a home study, and a partially-tiled bathroom suite with an over-bath rainfall shower.

Further benefits include gas central heating and double glazing throughout.

The property offers lots of scope for further development or extension subject to necessary planning consents.





## Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, freestanding dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Enjoying a superb and rare plot position, the property benefits from well-kept private gardens to both the front and rear. The rear garden is mostly laid to lawn with a hedgerow border, separate chipstone areas and an array of mature shrubs and plants. For the car owner, there is a single garage, car port and double driveway for ample and secure off-street parking. There is also unrestricted on-street parking for visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





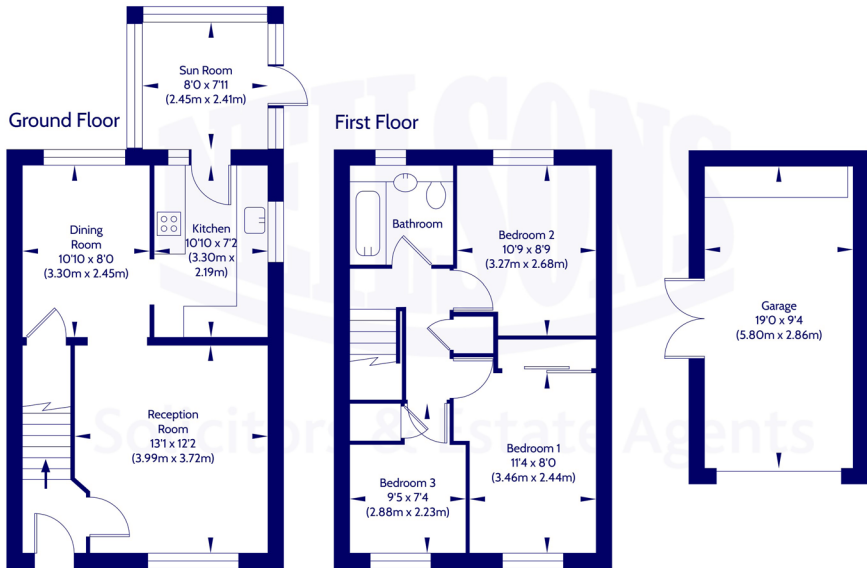
## Location

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 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. 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 77.05 Sq M / 830 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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