



Solicitors & Estate Agents










Offers Over

£390,000

7 Barnyard Park Rigg

South Gyle | Edinburgh | EH12 9LJ

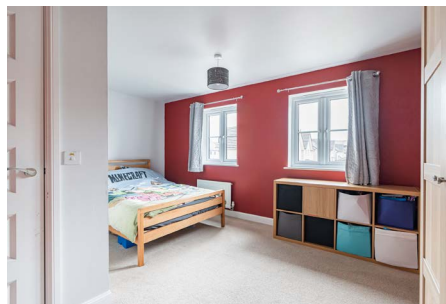
Nestled within a modern and peaceful development in sought-after South Gyle, this immaculate and generously proportioned four-bedroom end terraced townhouse offers an exceptional opportunity for family living. The property boasts a bright and spacious layout throughout, with contemporary finishes and well-maintained interiors.

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms & 2 WCs
-  Allocated Parking
-  Private Gardens
-  EPC Rating – B
-  Council Tax Band – F



Description

The accommodation which is presented to the market in move-in condition, in brief comprises; welcoming entrance hallway with storage and WC, light and airy reception/dining room with under stair storage and door accessing rear garden, stylish fitted kitchen with integrated appliances, spacious principal bedroom with en-suite shower room, three further good sized double bedrooms (one of them currently being used as the reception room), contemporary family bathroom with three piece white suite and separate WC. Further benefits include gas central heating, double glazing and floored loft with ladder and lighting.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen. The wardrobes in the principal bedroom are also included in the sale.

Gardens & Parking

To the rear of the property there is a well maintained fully enclosed private garden, mainly laid to lawn with decked area, creating the perfect haven for children to play and for outside dining/relaxing. There is an allocated parking space as well as further ample residents and visitors parking. The development is managed by Ross & Liddell with an annual fee of approximately £131 for the maintenance of the communal grounds.

Viewing

By appointment through Neilsons 0131 625 2222.





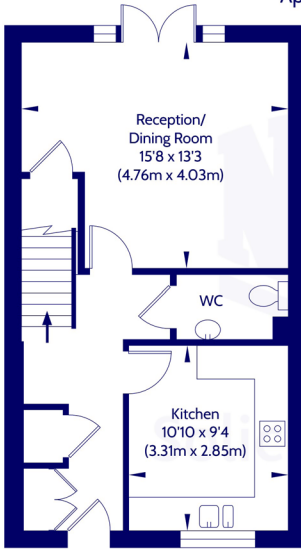
Location

The property forms part of a modern 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 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. Frequent bus and tram services provides quick and easy access into the city centre. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.

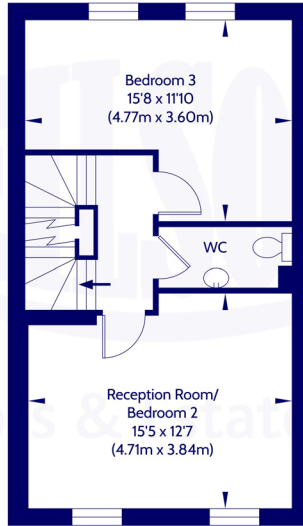




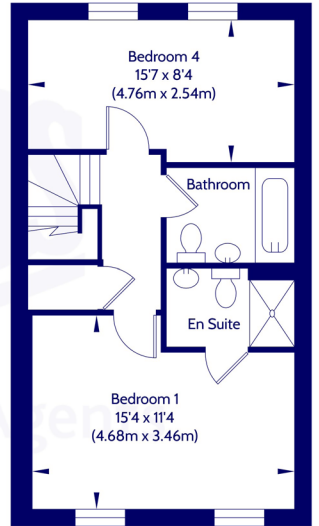
Approx. Gross Internal Floor Area 123 Sq M / 1334 Sq Ft.



Ground Floor



1st Floor



2nd 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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