



Offers Over  
**£215,000**

## 113 South Gyle Gardens

South Gyle | Edinburgh | EH12 7XH

Bright and spacious two-bedroom terraced house, forming part of an established residential development in a peaceful pocket of the highly desirable South Gyle district. The property is offered in true move-in condition and benefits from a private enclosed garden and unallocated free parking, making it an ideal purchase for first-time buyers, young professionals and growing families alike. Conveniently located close to local amenities, schooling and transport links, the home combines a quiet setting with excellent connectivity.

2 Bedrooms

2 Public Rooms

1 Bathroom plus WC

Residents Parking

Enclosed Rear Gardens

EPC Rating – D

Council Tax Band - C



## Description

The accommodation begins with an inviting entrance hallway featuring a staircase to the upper level and a convenient WC. To the rear, the spacious reception room enjoys a pleasant outlook over the garden through a large picture window and offers ample space for freestanding furniture, complemented by useful under-stair storage and a focal gas fireplace. The dining kitchen is well appointed with a range of fitted wall and base units, integrated appliances and a tiled floor, with a rear door providing direct access to the garden. Upstairs, the upper hallway benefits from generous walk-in storage. There are two spacious double bedrooms, both fitted with carpets and built-in wardrobe space. The bathroom is fitted with a white three-piece suite and a separate shower cubicle housing an electric shower.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, the fully enclosed rear garden offers a patio and lawn area along with a timber shed for additional storage. The development further benefits from off-street, unallocated parking, providing convenient and secure parking for both residents and visitors.

## Viewing

Please contact Neilsons on 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 78 Sq M / 840 Sq Ft.



Ground Floor



1st 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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