



CLANCYS

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83 South Gyle Wynd,

Edinburgh, EH12 9EU



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EPC

D



FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely 1 bedroom mews style property, positioned within a cul-de-sac of the highly sought-after South Gyle district. Close to great amenities and commuting links, the property will undoubtedly appeal to first-time buyers, professionals or perhaps someone who is looking to downsize. The property is presented to the market in good order and has been painted in neutral tones throughout. The accommodation comprises a hall, lounge/dining room, fitted kitchen, a double bedroom and bathroom with glass screen and electric shower over the bath. The property further benefits from gas central heating, double glazing, good storage including attic and externally there is a private parking space to the front and a large integrated garage below the flat with power and light. This property will appeal to a variety of buyers and viewing is highly recommended.

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.

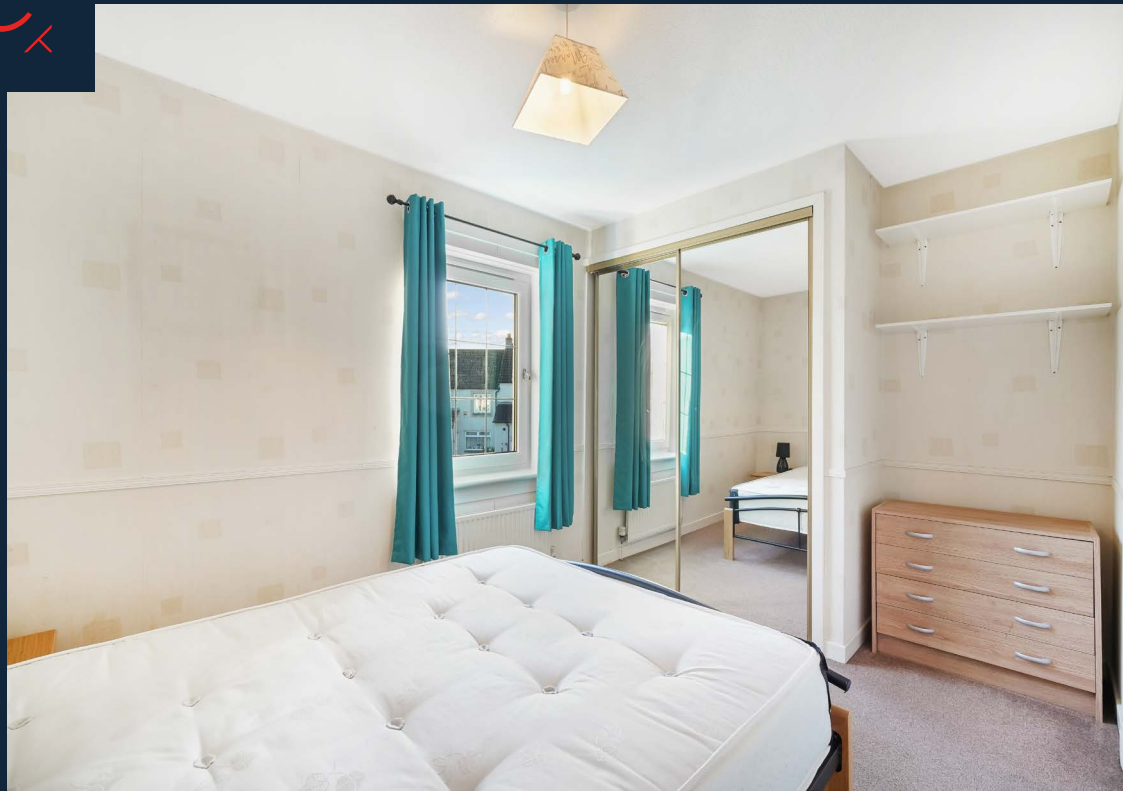
Extras

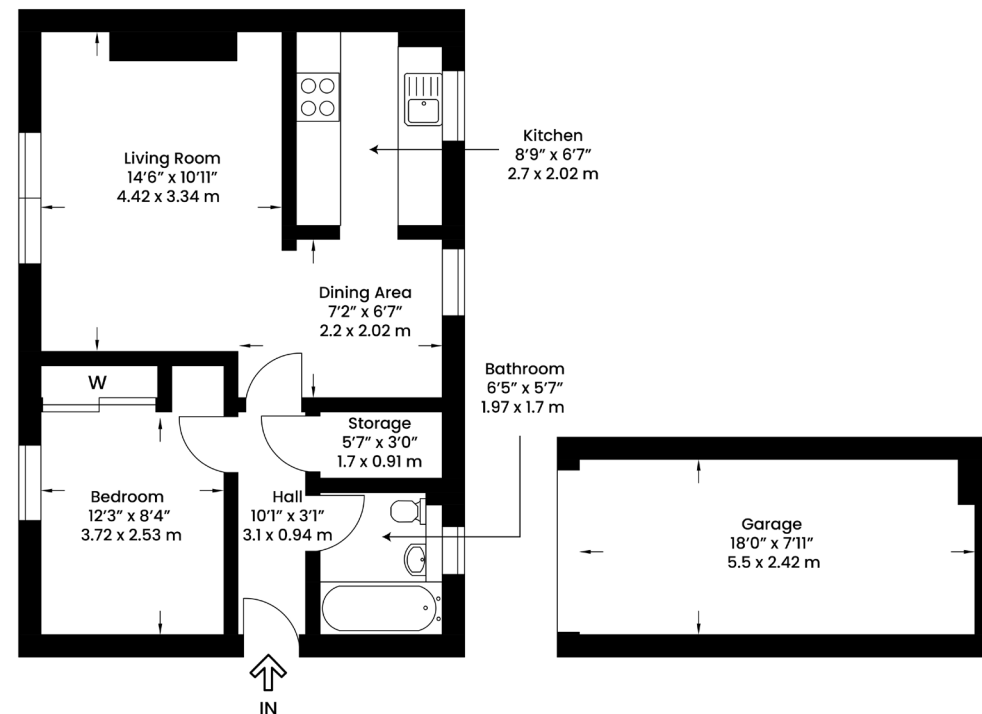
All fitted floor coverings and integrated kitchen appliances. Other items of furniture may be available by separate negotiation.

Features

- Hall
- Lounge/Dining room
- Kitchen
- 1 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private parking space
- Garage
- EPC rating - D
- Council Tax Band – C
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2025

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