

Peterkin & Kidd

Solicitors and Estate Agents

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SOUTH GYLE GARDENS
CORSTORPHINE, EH12 7RZ



OFFERS OVER £185,000

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SOUTH GYLE GARDENS CORSTORPHINE, EH12 7RZ

Situated close to local amenities, this end terraced bungalow benefits from a private garden to the rear and is available for early entry.

The hallway gives access to the main apartments and has a cupboard and a hatch to the attic.

The well-proportioned living room / dining room is to the rear with patio doors leading to the low maintenance garden.

The kitchen has a window to the front and is fitted with a range of wall and base units with complementary worksurfaces and tiling to splashback. The gas hob, cooker, washing machine and fridge are included in the sale but are not warranted.

The main bedroom is to the rear and has a wardrobe which is included in the sale and a cupboard.

The second bedroom is to the front and could also be utilised as a home office.

The wet room completes the accommodation with wet wall panelling, a wash a basin with vanity storage, WC and wall-mounted shower with glazed screen. Window to front.

ACCOMMODATION

Hall
Living room / dining room
Fitted kitchen
2 bedrooms
Shower room

Gas central heating
Double glazing

EXTRAS

All fitted floor coverings, curtains, blinds and white goods as specified are included in the sale.

GARDEN

A gate at the side leads to the fully enclosed, paved and low maintenance rear garden.

PARKING

On-street parking is available.





SITUATION

South Gyle is located to the north of the city centre and benefits from ease of access to the Edinburgh Business Park, the Gyle Centre with its range of High Street names and Hermiston Gait just a short drive way. For the commuter, there is a station at South Gyle, access to the tram network with the City Bypass and motorways within easy reach. Edinburgh Airport is also a short drive away.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.
WHAT3WORDS
dish.love.vouch

OTHER

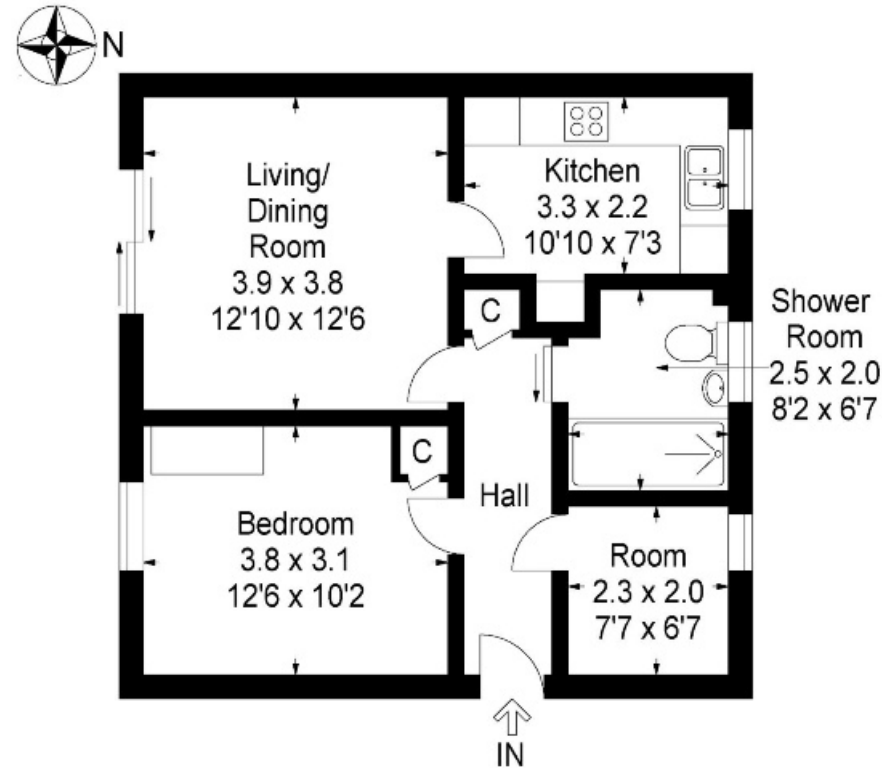
COUNCIL TAX BAND: B

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



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)

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We can open doors for you

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