



101 South Gyle Gardens  
Edinburgh, EH12 7XH



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# 101

## South Gyle Gardens

Early viewing is advised to appreciate this stunningly presented 1 bedroomed end of terrace bungalow within the popular South Gyle area of Edinburgh.

- 1 bedroomed end of terrace bungalow
- Well presented and in move in condition
- Gas central heating and double glazing
- Ideal for a first time buyer
- Residents Parking
- Attic storage space
- Lounge
- Kitchen
- Bedroom
- Shower room

Home Report: £190,000

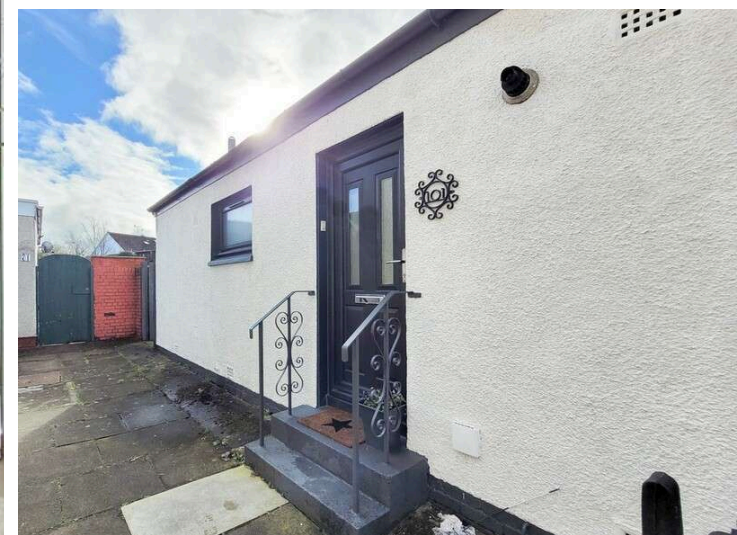
EPC Rating: D

The property opens to an L shaped entrance hall with storage cupboard and large boxroom/study off. A bright and spacious lounge is to the rear with patio doors to the rear garden. The kitchen is off the lounge with fitted wall and base units, electric oven and hob, fridge/freezer and washing machine all to be included within the sale. The bedroom is flooded with light from a large picture window and built in wardrobe and the property is completed with a tiled shower room with 3-piece suite and shower off the mains.

The property further benefits from a low maintenance garden to the rear with faux grass, tiered bedding plants and a garden shed.

It is thought the property will be of particular interest to a first-time buyer or someone looking to downsize.

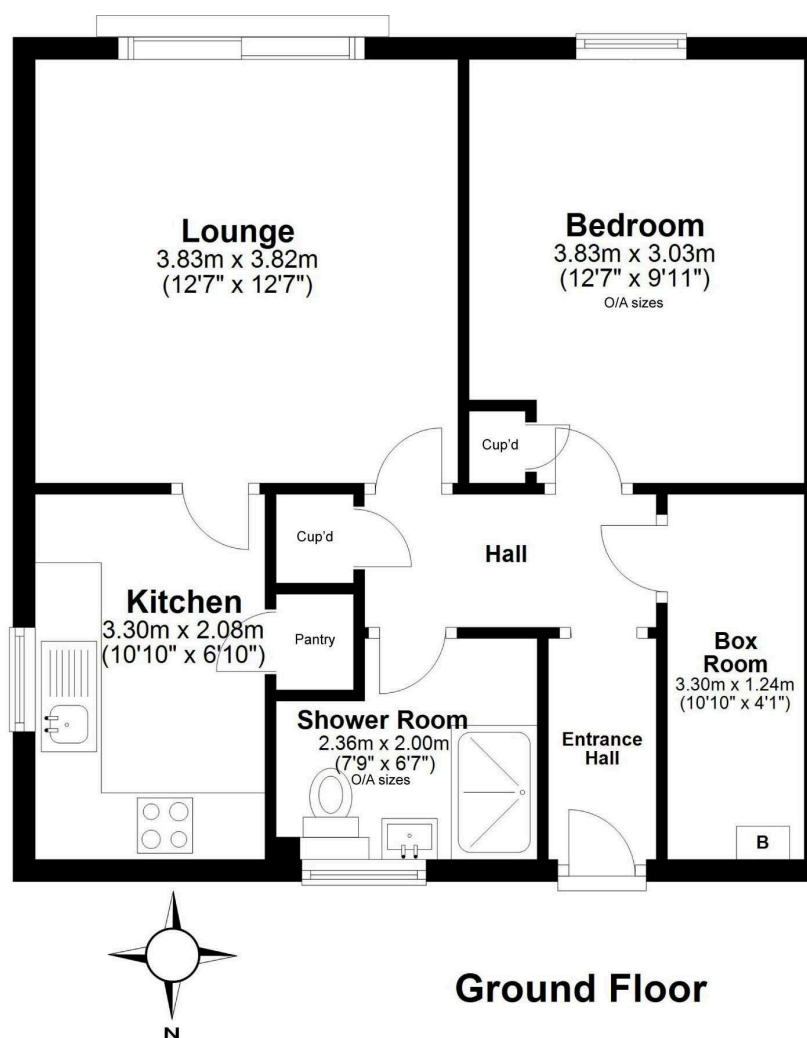
Extras - To include the aforementioned white goods, curtains and garden shed.



South Gyle is popular with families and professionals alike and is situated on the western outskirts of the city centre. A short drive away is the South Gyle Business Park, RBS Gogarburn and the Gyle Shopping Centre.

Edinburgh City Centre is readily available by means of efficient and regular bus and tram services. South Gyle Train station can be found just a short walk from the property and provides quick and easy access to Edinburgh and Further afield.

Plentiful leisure activities can be found nearby with David Lloyd and Drumbrae leisure centers both offering regular fitness classes and swimming pools. South Gyle is popular with families and professionals alike and is situated on the western outskirts of the city centre.



Ground Floor



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