





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



19 Gogarloch Syke, South Gyle
Edinburgh, EH12 9JD

Hall
Living Room
Fitted Kitchen/Dining Room
2 Double Bedrooms
1 Single Bedroom
Family Bathroom
Electric Heating & Double Glazing Throughout
Private Front & Rear Gardens

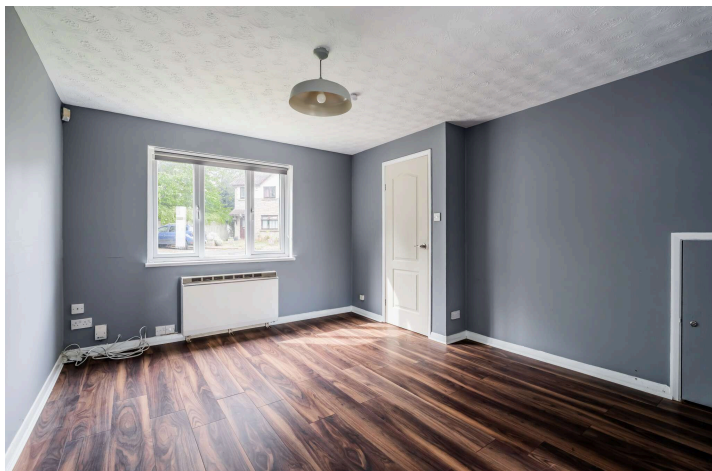
EPC: D
Council tax band: E

Located at the end of a quiet cul-de-sac in South Gyle is this lovely, well-presented three bedroom mid-terraced family home. The house benefits from bright and spacious accommodation over two floors, with front and rear gardens and an exclusive separate parking space. The property is in move in-condition and welcomes a variety of buyers including first time buyers, young families and working/commuting professionals.

The accommodation comprises; welcoming entrance hall with modern wooden floors, spacious living room with generous storage cupboard, large eat-in kitchen fitted with base and wall-mounted units and appliances including gas cooker, fridge freezer and washing machine. There are sliding doors that provide access to the rear garden. A carpeted staircase leads up to the landing which hosts an airing cupboard and loft access, two bright and spacious double bedrooms, and a further single bedroom which could also make for a great home office or nursery. Finishing the accommodation is the family bathroom, consisting of a three-piece suite including a dual shower over bath. Electric heating and double glazing throughout ensures a comfortable living environment all year round.

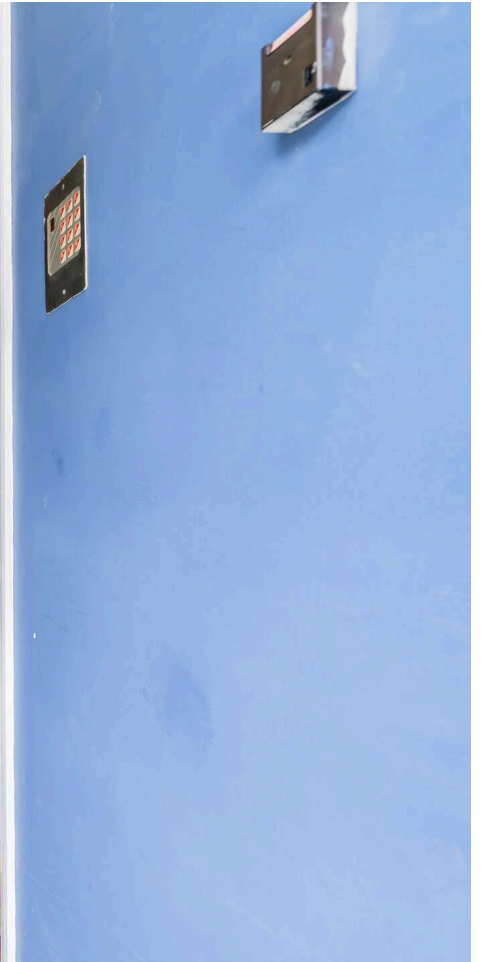
Externally, the property boasts an attractive front garden, and a low-maintenance rear garden with sunny patio and astroturf spaces with excellent views of Corstorphine Hill. There is an allocated parking space to the front of the property.

South Gyle is located to the west of the city and is popular with families and young professionals alike. South Gyle Business Park, RBS Gogarburn and the Gyle Shopping Centre are all within close reach. Excellent transport links are available with train, tram, bus and road links making this an ideal area for commuters. There is also an excellent selection of retail opportunities at the Gyle Shopping Centre which has a large Marks and Spencers and Morrisons Supermarket. Hermiston Gait retail park is also close by offering a further selection of high street retailers and a Tesco Supermarket. There are also good schools within the local catchment area which includes Gylemuir Primary School and Forrester High School.







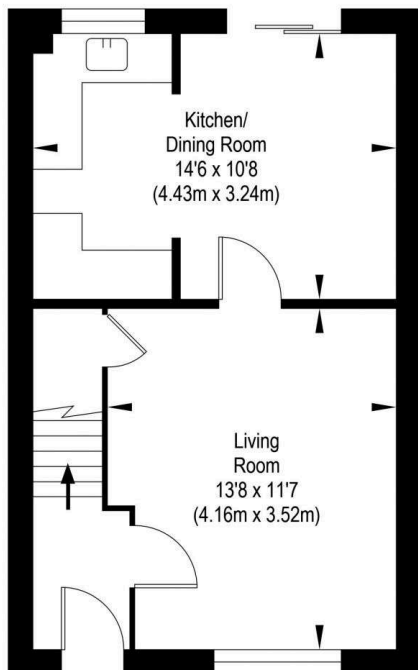




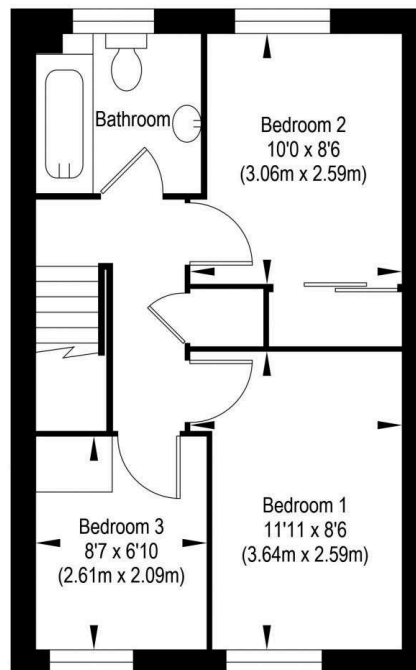


Approx. Gross Internal Floor Area 66.92 Sq M / 721 Sq Ft.

Ground Floor



First Floor



All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



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