

SOUTH GYLE

231/1 GOGARLOCH SYKE
EH12 9JF



2



1



1

EPC RATING: C

OFFERS OVER £190,000



IMMACULATELY PRESENTED TWO BED GROUND FLOOR FLAT IN QUIET RESIDENTIAL DEVELOPMENT

Super two bed flat in popular South Gyle location, close to Edinburgh Park and the Gyle Shopping Centre. Ready to move into with modern kitchen & bathroom and new boiler fitted 2021, still under guarantee. Surrounded by landscaped gardens with allocated & visitors' parking and excellent transport links. Perfect for first time buyers and buy to let investors.

VIEWING

By Appointment call Jardine Phillips 01314466850

PROPERTY DESCRIPTION

- Hall with two handy storage cupboards
- Spacious dual aspect, open plan kitchen/sitting/dining room with an excellent range of fitted units & appliances and a breakfast bar – perfect for entertaining
- Good sized master bedroom with outlook
- Small double bedroom two
- Large bathroom with bath with waterfall shower over, sink, wc & chrome heated towel rail
- Gas central heating and double glazed windows
- Well maintained landscaped gardens surrounding the property
- Allocated parking together with visitors' spaces
- Development managed by Charles Whyte factors at a cost of approx. £80 a month to include maintenance of the building & the grounds and buildings insurance

AREA

South Gyle is situated in the north-west of Edinburgh, ideally placed for local shopping, transport, educational, recreational and business facilities. The Gyle Shopping Centre is within walking distance with its major high street outlets, including Marks & Spencer and Morrisons. The property is also within walking distance of Edinburgh Park and all its offices. Local schools are also well regarded and the flat is in the catchment for Gylemuir & St Joseph's Primary Schools and Forrester & St Augustine's High Schools. There are also a wide range of recreational facilities nearby including David Lloyd Leisure Centre. There is an excellent bus service within walking distance which will take you east into the city centre & beyond or west to Edinburgh Airport and the outskirts. There is also South Gyle train station which is within a couple minutes' walk. The Edinburgh City Bypass is within a few minutes' drive and provides access to a number of areas within the city. The property is also ideally placed for easy access to the M8 & M9 motorway networks.

EXTRAS

The light fittings, gas hob, electric oven, cooker hood, separate fridge & freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£200,000

Kitchen/sitting/dining room	17'10 x 12'9 (5.44 x 3.89m)
Bedroom 1	10'8 x 9'11 (3.25 x 3.02m)
Bedroom 2	11'1 x 7' (3.38 x 2.13m)



Contact:

205 Morningside Road Edinburgh EH10 4QP
T • 0131 446 6850 E • info@jardinephillips.com
F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

