

82 North Gyle Loan

EDINBURGH, EH12 8LD



*SPACIOUS THREE BEDROOM
SEMI DETACHED HOUSE*



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THIS IMAGE HAS BEEN VIRTUALLY STAGED



McEwan Fraser Legal is delighted to present this generously proportioned three-bedroom semi-detached house in North Gyle, which has just undergone modernisation making for the perfect family home.

Inside, the property has a spacious living area which is an excellent size and is front facing, meaning it is flooded with natural light from the large windows.



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The fully equipped kitchen/diner which leads out to the back garden through large French doors. The kitchen is equipped with induction hob, fan oven and integrated white goods.



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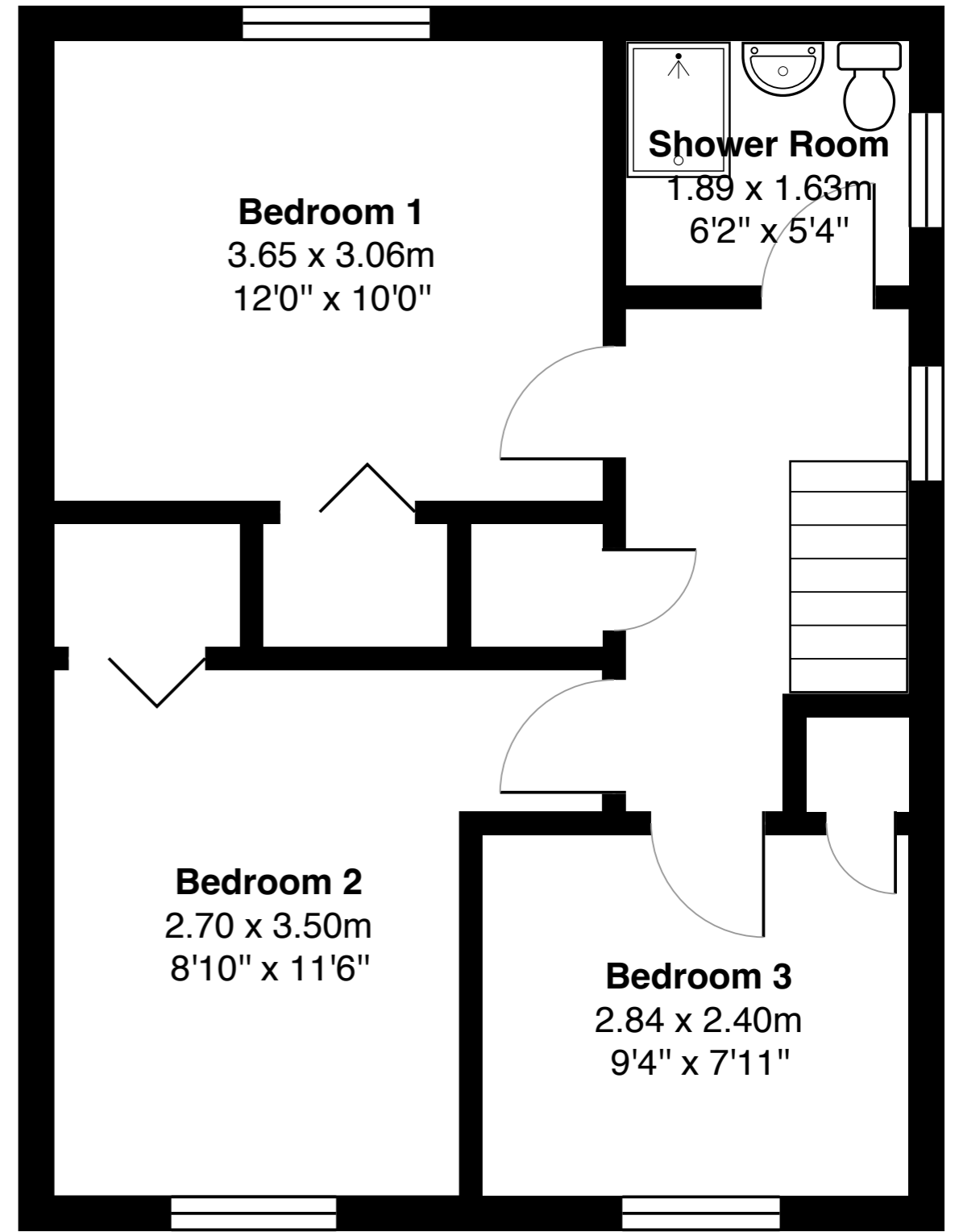
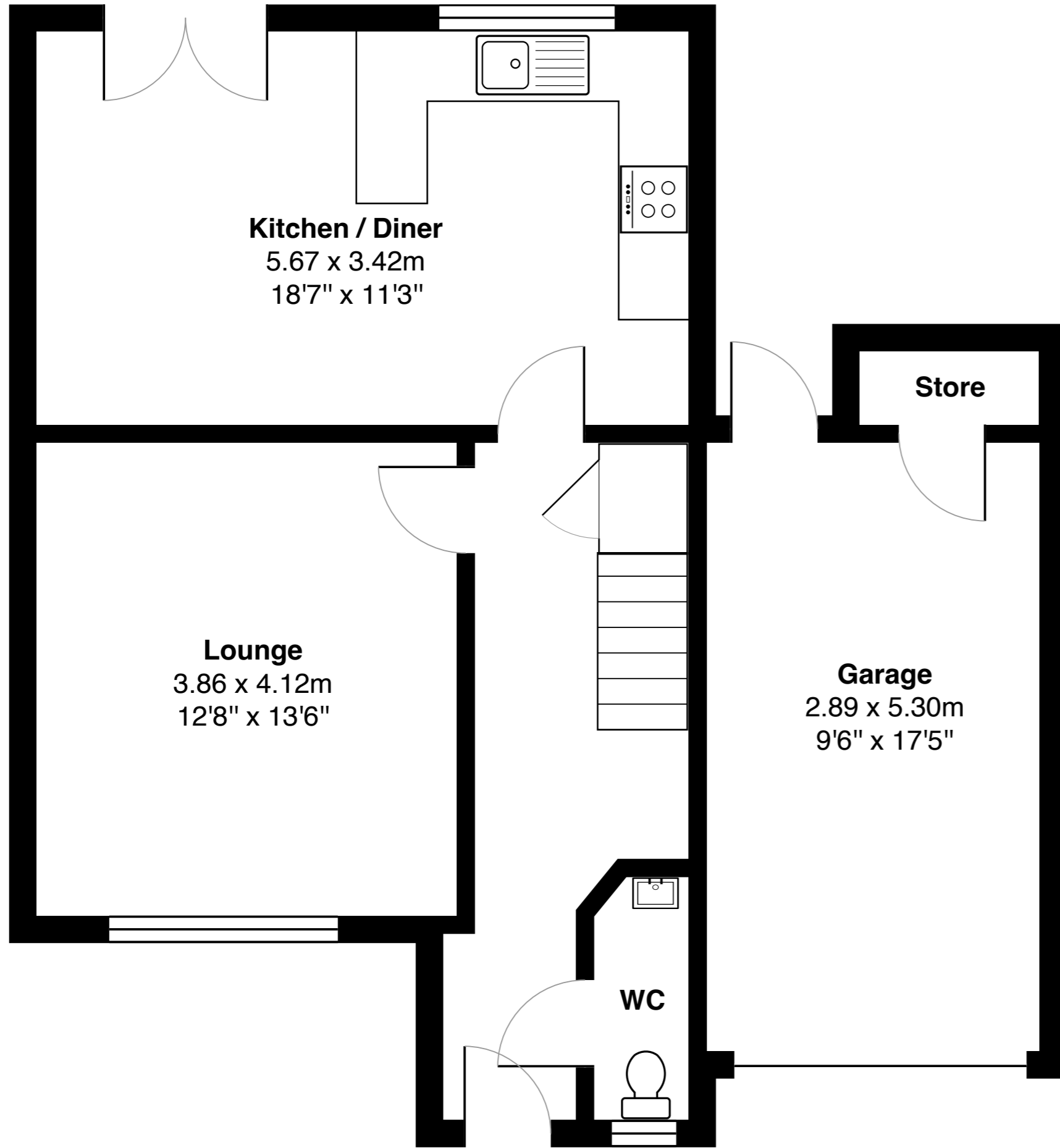
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The property has three excellent bedrooms and all have built-in storage space. There is a main family shower room on the first floor and a downstairs WC, both of which have been finished to a high standard.





Gross internal floor area (m²): 88m²
EPC Rating: C



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In addition to this, the property benefits from a landscaped front and back garden with feature lighting on the drive, single garage leading through to the back garden, modern gas central heating, double glazed windows and has been well insulated making for a warm and cost effective home year round.

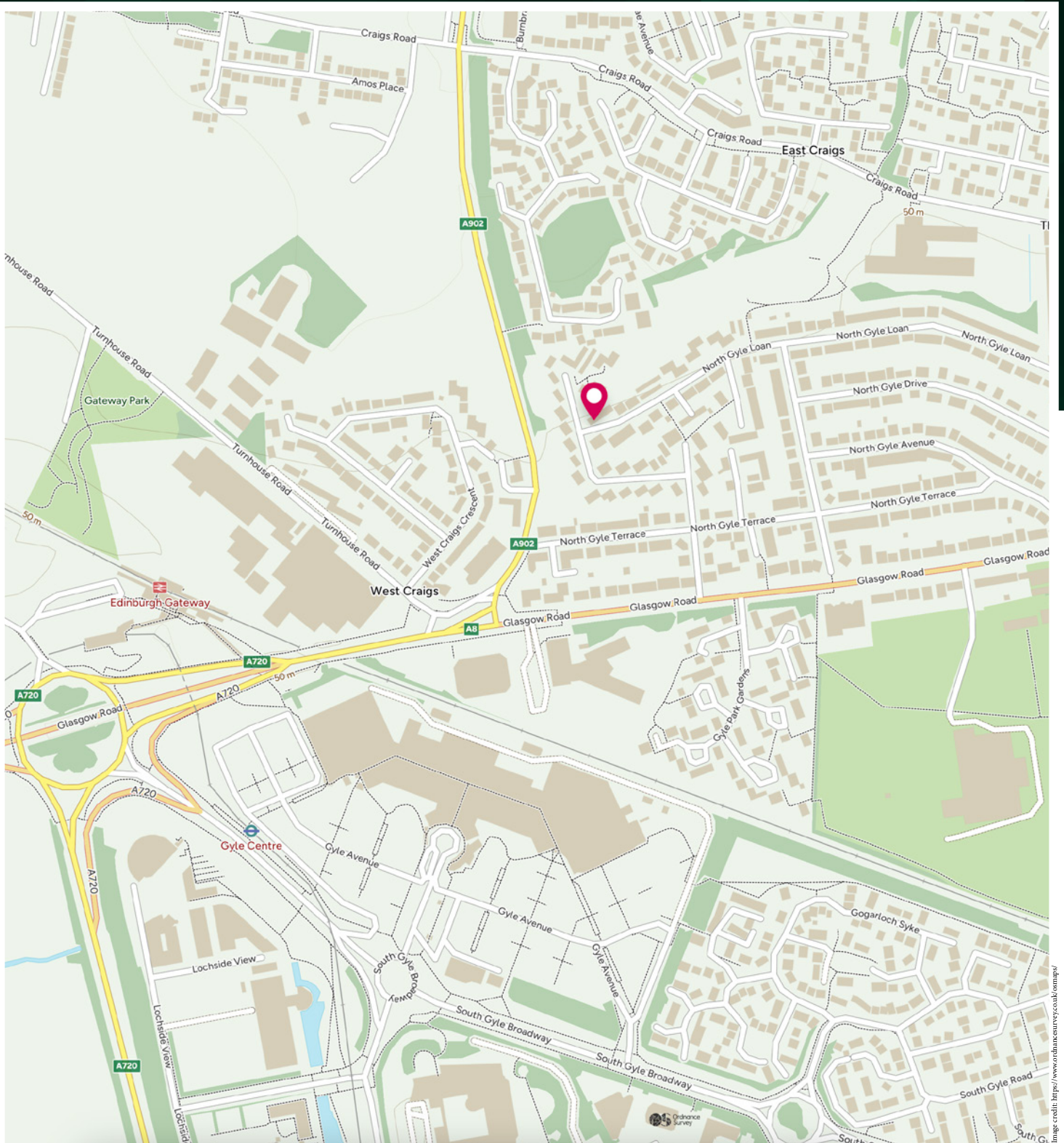
THE LOCATION

This property is situated in the North Gyle district of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities. Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets namely Marks and Spencer and Morrisons to name but a few and here you will find everything for all your monthly requirements.



There is an excellent bus service a few minutes from the property which will take you east into the city centre and beyond or heading west to Edinburgh Airport and the outskirts. For trains and trams, Edinburgh Gateway is within easy walking distance of the property. The Edinburgh city bypass is within a minute's drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

Local state and private schools are also a short distance from the property as are a wide range of recreational facilities.



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