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97 South Gyle Wynd
Edinburgh EH12 9EX

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Nestled within a sought-after South Gyle development, this lovely first floor villa is perfectly suited for modern living and convenience. It offers quick and easy access to the Gyle business park, the prestigious RBS HQ and Edinburgh Airport. The Gyle shopping centre, schools and green spaces are all within walking distance, making this an ideal setting for families and professionals alike. This delightful home boasts a desirable garage. As you ascend the external steps to the main entrance, you'll be greeted by a warm and inviting atmosphere. Step inside and discover a spacious semi-open plan kitchen/diner and living room, the perfect entertaining space. The west-facing aspect floods the galley-style kitchen with light and offers both functionality and style. You'll love the two generously sized double bedrooms, each featuring built-in wardrobes that not only maximize space but also provides scope for a various furniture arrangements. The bright and airy three-piece bathroom, completes the accommodation. Storage is not an issue here - with a large walk-in cupboard in the hall and additional attic space.

Property Summary

- Lovely main door upper villa
- Spacious living room
- Semi-open plan kitchen/diner
- Two double bedrooms with built-in wardrobes
- Bright three-piece bathroom
- Gas central heating & double glazing
- Excellent storage with large hall cupboard & attic space
- Ample residents parking, plus private garage
- EPC Rating - C | Council Tax Band - C

Home Report Value - £185,000







Lovely two
bedroom flat
with private
garage





Parking: Ample residents on-street parking, courtyard parking and private single garage

Extras: all fitted floor coverings, curtains/blinds, light fittings and all kitchen appliances, to be included in the sale.

Let us help you find your next
dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Location



RESIDENTS COURTYARD PARKING & PRIVATE GARAGE

South Gyle is a popular residential area, approximately 5 miles west of Edinburgh city centre. Ideally located for the Gyle Business Park, RBS headquarters and Edinburgh International Airport. The Gyle Shopping Centre offers superb shopping, with a Morrisons, Marks and Spencers, banks and high street stores. Additionally, there is nearby Hermiston Gait. Costorphine offers some nice local bars and restaurants for an evening out. The Gyle business park has a gym, just along the city bypass are the Pentland Hills, offering great walks, mountain biking and the dry ski slope. The climbing wall at Ratho is a 10 minute drive. A primary school and two secondary schools are within walking distance. There are regular bus services and the tram network, taking you into town or to the airport. South Gyle has it's own train station, and the city bypass and A8, link you quickly to all the major road networks.