



RALPH SAYER
SOLICITORS & ESTATE AGENTS

58/1, North Gyle Loan

Corstorphine, Edinburgh EH12 8LD

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With its convenient city location in highly desirable Corstorphine, within commuting distance from the city centre, and accessible in 27 minutes by car, this two-bedroom ground-floor flat will appeal to a wide demographic of buyers. It comes with generous accommodation and modern interiors. The flat boasts a sun-facing living and dining room, a west-facing modern kitchen with storage, a sunny double bedroom with a mirrored built-in wardrobe and a versatile second bedroom with a southerly aspect and wardrobe. Completing the flat is a contemporary family bathroom with shower-over-bath. Externally, it benefits from access to shared garden grounds, a private car port and ample unrestricted on-street parking.

Factor: The development is factored by a Residents Association for an approximate cost of £85/pcm. This fee covers the cleaning, lighting and maintenance for the communal areas, as well as the communal garden maintenance and block buildings insurance.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Property Summary

- Ground-floor flat in Corstorphine
- Part of a modern development
- Modern interiors throughout
- Entrance hall with storage
- Sun-filled living/dining room
- Stylish kitchen with garden views
- Southeast-facing main bedroom with wardrobe
- Versatile sunny second bedroom
- Modern family bathroom
- Communal garden grounds
- Private carport and unrestricted on-street parking
- Electric heating and double-glazing
- EPC Rating - D | Council Tax Band - C
- Home Report Value - £185,000







Sun-filled living/dining
room and a
stylish kitchen with
garden views







“Set within a modern development in sought-after Corstorphine, this two-bedroom ground floor flat appeals to a wealth of buyers.”





Let us help you find your next
dream property!



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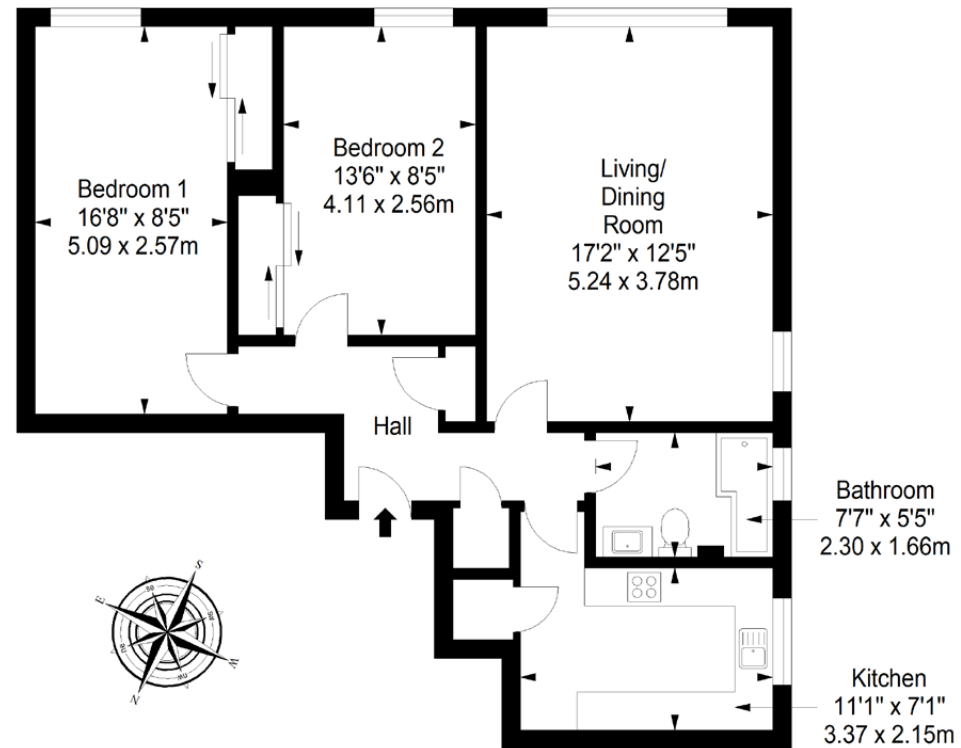
 **CHARTERED FIRM**

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.

Ground Floor
Approx. 68.9 sq. metres (741.7 sq. feet)



Total area: approx. 68.9 sq. metres (741.7 sq. feet)