



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**48/2 North Gyle Grove**

Corstorphine, Edinburgh EH12 8LF

# 48/2 North Gyle Grove

Nestled within a quiet residential haven in sought-after Corstorphine and embraced by lush green gardens, awaits this exceptional ground floor flat. With an elevated position, the block and gardens, offer distant views of the Pentland Hills. This beautifully proportioned flat boasts the convenience of covered residents' parking and a delightful covered balcony, ideal for soaking in the tranquil atmosphere.

Step inside to a welcoming hall featuring a practical utility cupboard housing a washing machine. The expansive 25ft lounge and dining room immediately captivates with its dual-aspect design. The dining area is perfectly positioned next to the balcony, offering lovely views over the communal grounds and the distant Pentland Hills. Adjacent to the dining area, discover a stylish and well-equipped kitchen, also benefiting from a dual aspect. Chic grey cabinets provide ample storage and workspace, complemented by a full suite of modern appliances.

## Property Summary

- In Corstorphine, on elevated position with Pentland views
- Entrance hall with deep utility cupboard
- 25ft Lounge and dining room & covered balcony
- Well-appointed dual-aspect kitchen
- Three comfortable double bedrooms, (two with built-in wardrobes)
- Stylish three-piece bathroom
- Electric heating & double glazing
- Beautiful shared grounds
- Covered parking area, with private space
- EPC Rating - E | Council Tax Band - D







Ground floor  
flat, with  
south-facing  
balcony &  
Pentland views





Through the lounge, an inner hallway leads to the sleeping quarters. Find three comfortably sized double bedrooms, two featuring built-in wardrobes, and a stylish three-piece bathroom complete with a space-saving shower bath. Experience comfort, convenience, and views in this exceptional property.

Externally, there is a well-maintained lush green grounds and a covered resident parking area with private space.

Block 48 Residents Association, arrange stair cleaning/maintenance and garden maintenance, with an approximate fee of £30 per quarter.

Extras: fitted floors, washing machine and all kitchen appliances, to be included in the sale.

Let us help you find your next  
**dream property!**



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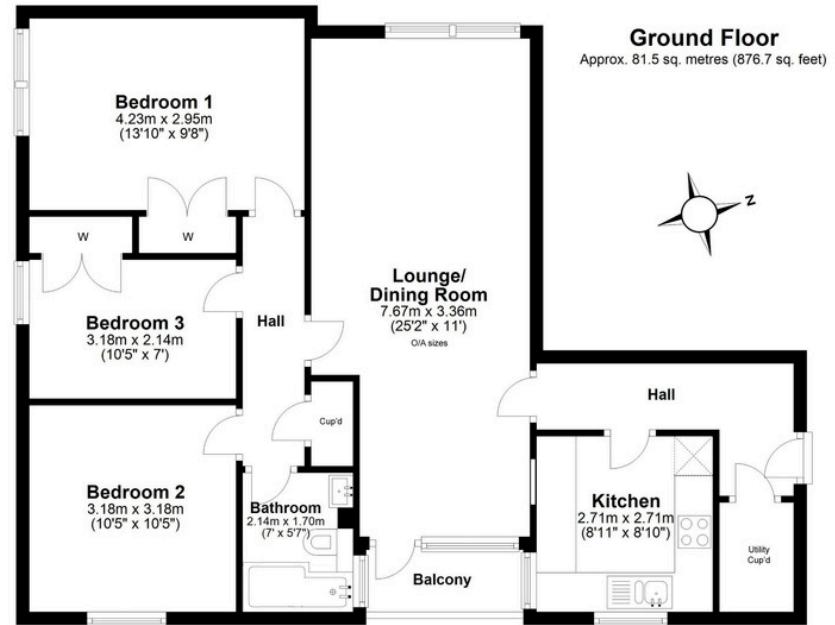
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Edinburgh, EH11 4EP

 **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.



PENTLAND VIEWS FROM BALCONY

## Location

Corstorphine is a highly regarded suburb, west of the city centre. St John's Road(A8) offers an extensive range of local amenities, bars and restaurants. Further shopping is provided at the nearby Gyle Shopping Centre and Hermiston Gait Retail Park.

Corstorphine Hill provides, great walks and leisure opportunities, along with Drumbrae Leisure Centre, which has a swimming pool and a David Lloyd Leisure Club, on Glasgow Road. For fun and education, Edinburgh Zoo is close by. Corstorphine is ideally situated, close to the commercial hub of the Gyle Business Park, RBS Gogarburn and Edinburgh International Airport. It also offers fast transport links to the M8,M9 and Forth Road Bridge.