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SOLICITORS & ESTATE AGENTS

27 Gogarloch Road

South Gyle, Edinburgh EH12 9JA

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Discover the perfect blend of space and modern living in this beautifully presented semi-detached villa, located in a popular development in South Gyle. The south-facing property is sure to appeal to a wealth of buyers, with gardens to the front and rear, along with driveway and a single attached garage. The property lies conveniently close to excellent amenities, including the Gyle Centre, the Gyle Business Park and Edinburgh International Airport, with the heart of the city also within easy reach via bus, train or tram.

Boasting a sunny living room, a sleek modern kitchen/diner with direct access to a pretty enclosed garden, and two comfortable double bedrooms (one with excellent built-in storage), this property is ideal for comfortable living.

Property Summary

- Semi-detached villa
- South-facing living room
- Spacious kitchen/diner
- Two double bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Floored attic, with Ramsay ladder
- Low maintenance front garden and enclosed rear garden
- Front driveway, plus single attached garage
- EPC Rating - C | Council Tax Band - D



Home Report Value - £310,000





Beautifully
presented, semi-
detached villa,
with excellent
outdoor space





Let us help you find your next
dream property!



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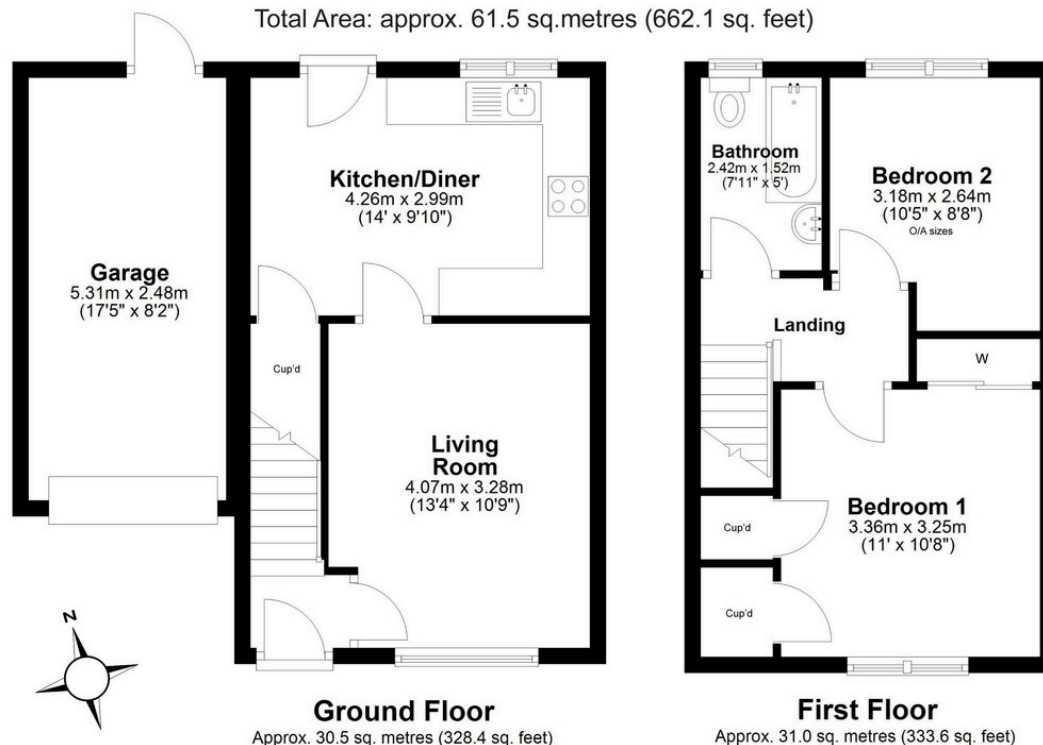
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DISCLAIMER

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.

Total Area: approx. 61.5 sq.metres (662.1 sq. feet)



Extras: fitted floors, light fittings, blinds, and all integrated kitchen appliances, to be included in the sale.

Location

South Gyle is a popular residential area, approximately 5 miles west of Edinburgh city centre. Ideally located for the Gyle Business Park, RBS headquarters at Gogarburn 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 its own train station, and the city bypass and A8, link you quickly to all the major road networks.