



RALPH SAYER
SOLICITORS & ESTATE AGENTS

122 Gyle Park Gardens

South Gyle, Edinburgh, EH12 8NU

122 Gyle Park Gardens

Part of a family-friendly development, this link semi-detached house is a beautiful two-bedroom residence that has a desirable location in South Gyle, set within easy reach of the local shopping centre. The southeast-facing home has light and airy interiors, heightened by neutral décor and quality finishings throughout, which includes a modern kitchen and bathroom. A former garage has also been converted into an additional (self-contained) living space and a rear bar, providing homeowners with excellent versatility and creative options. Furthermore, the home has private parking and a wonderful rear garden, which is fully enclosed and professionally landscaped. Perfect for summer enjoyment, the garden features a neat patio, a central lawn, and a timber deck.

Extras: all fitted floor and window coverings, light fittings, an integrated ceramic hob and oven/grill, a freestanding fridge/freezer, and a washing machine to be included in the sale.

Factor: The factor is managed by James Gibb Residential at an approximate monthly cost of £13, with a £40 deposit held. In addition, there is a residents' association organised by a neighbour, costing £55 per year with Caledonian Landscaping to maintain the grassed areas.

Property Summary

- Link semi-detached house in move-in condition
- Situated in popular South Gyle
- Attractive interiors throughout
- Welcoming entrance hall
- Spacious living room with a media wall
- Versatile and self-contained family room
- Monochrome-inspired dining kitchen
- Two double bedrooms with built-in wardrobes
- Modern bathroom with overhead shower
- Landscaped gardens to the front and rear
- Private bar accessed via the rear garden
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - D
- Home Report Value - £295,000







Versatile and
self-contained family
room and a monochrome-
inspired dining kitchen







Desirable location in popular South Gyle, close to the local shopping centre



South Gyle

Lying west of Edinburgh city centre, thriving South Gyle is a popular choice for commuters travelling into the capital and beyond, due to its proximity to Edinburgh Airport and major road networks, and superb public transport links, including two train stations, the Edinburgh tramline, and a vast bus network. Hugged by the Edinburgh Green Belt, South Gyle is home to a blend of leafy residential areas and prosperous business premises. The area is served by excellent shopping amenities too, particularly at the Gyle Shopping Centre, which hosts an array of high-street retailers and family restaurants, as well as major supermarkets. One of Edinburgh's largest public parks, Gyle Park offers breath-taking views of the city skyline, as well as fantastic outdoor recreational facilities, including sports pitches, an outdoor gym, and a skateboard/BMX park. For those who prefer to exercise indoors, David Lloyd Edinburgh Corstorphine (also within Gyle Park) boasts a state-of-the-art gym, a pool and additional sport and fitness facilities. South Gyle provides local primary and secondary schooling and is well placed for excellent further and higher education, including Edinburgh College, Heriot-Watt University and Edinburgh Napier University.

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dream property!



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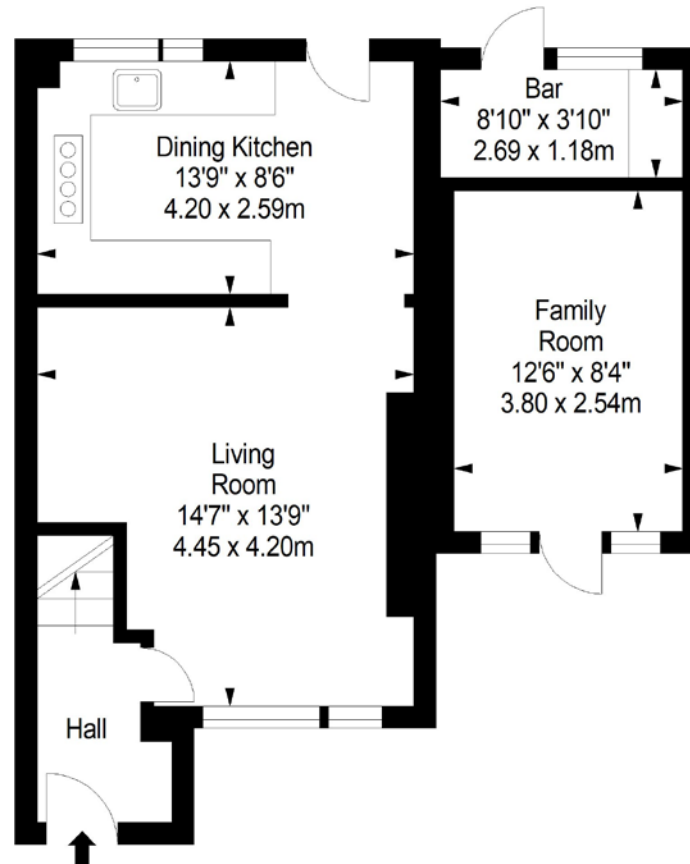


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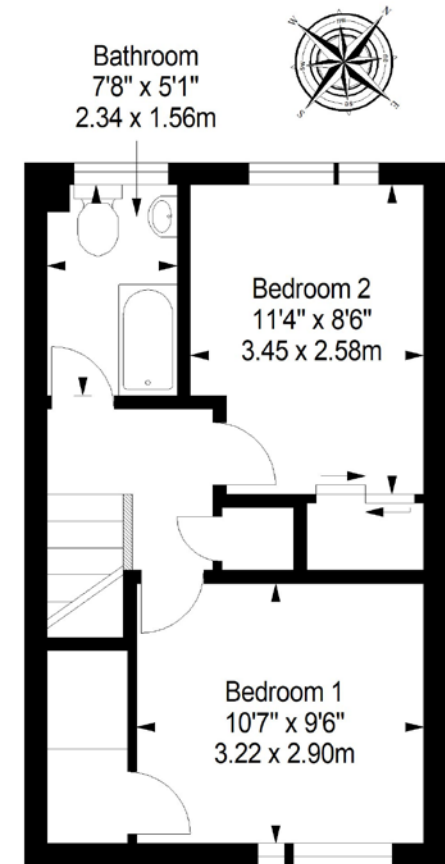
DISCLAIMER

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.

Ground Floor
Approx. 47.6 sq. metres (512.4 sq. feet)



First Floor
Approx. 30.8 sq. metres (331.5 sq. feet)



Total area: approx. 78.4 sq. metres (843.9 sq. feet)