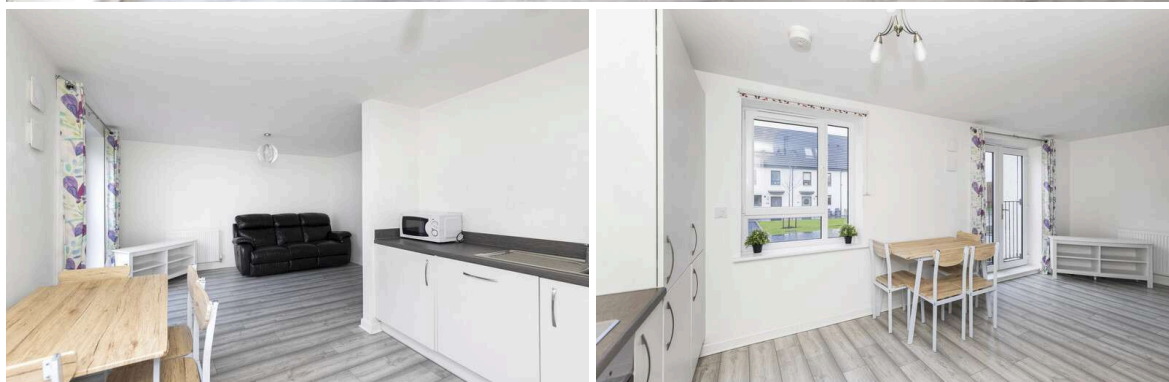




8/1 Barnyard Park Rigg
SOUTH GYLE | EDINBURGH | EH12 9LJ


warners
solicitors & estate agents



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Particularly light and spacious ground floor flat, forming part of a modern four storey building, enjoying a tranquil position on a highly regarded development, close to superb amenities and road links.

This super property represents an excellent purchase for a single person, couple or small family and may also be of interest to downsizers or retirees. The principal living area falls naturally into leisure, dining and cooking zones, and is an ideal space in which to relax and entertain. Windows in both the living and kitchen areas ensure that this is a lovely bright room. Both bedrooms are large enough to accommodate a double bed with ease and both have built-in wardrobes. The master bedroom has the advantage of a stylish en-suite shower room, and this is in addition to the principal bathroom which has a white suite and shower. Further benefits on offer include gas central heating, double glazing and a private allocated parking bay.

- Hall
- Twin windowed living room/dining room/kitchen
- Master bedroom with en-suite shower room
- Further double bedroom, both with built-in wardrobes
- Principal bathroom
- Gas central heating
- Double glazing
- Entry phone security system
- Well maintained mutual grounds
- Private allocated parking bay

Extras : All floorcoverings, oven, hob, cooker hood, fridge freezer, washer dryer, dishwasher, microwave, beds and standalone wardrobe in bedroom 2 will be included. EPC rating B .

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located in the highly regarded South Gyle area of Edinburgh, which lies to the west of the city centre. It is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex, host to a large range of High Street retail outlets and a Morrisons Superstore. Further shops, banks, buildings societies and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also beautifully placed for those working at the Edinburgh Business Park. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach. For those seeking alternative methods of transport, South Gyle has its own railway station and Edinburgh Airport is also close by.

