



135 Gyle Park Gardens
CORSTORPHINE | EDINBURGH | EH12 8NU


warners
solicitors & estate agents



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Well presented, one bedroom, main door lower villa with private front and back gardens, which will make an ideal first time buy or investment opportunity. The property has the added benefit of gas central heating, double glazing and a single lock up garage, and is ideally located in the popular and much sought after residential area of Corstorphine, close to an abundance of local amenities and conveniently placed close to excellent transport links.

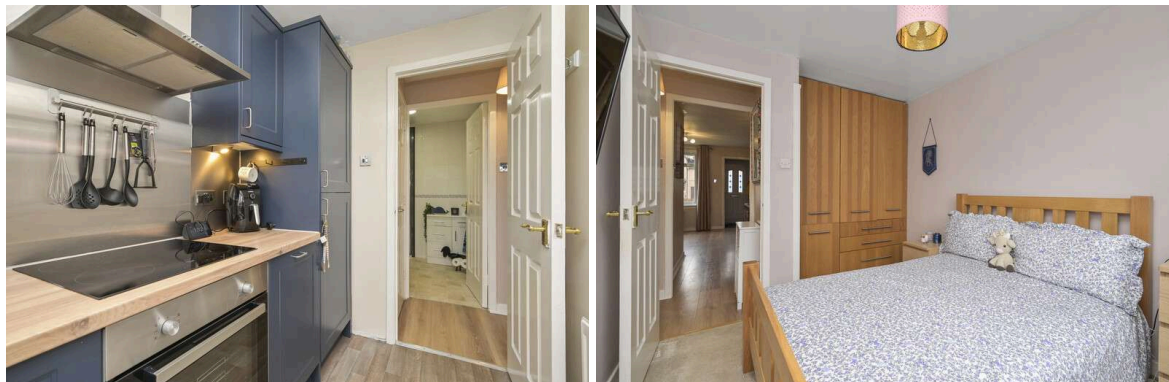
- Entrance cloaks vestibule
- Spacious, front facing living/dining room
- Modern fitted kitchen with floor and wall units and integrated appliances
- Double bedroom quietly situated to the rear
- Shower room with corner mains shower cubicle, vanity sink unit and further fitted vanity storage
- Gas central heating
- Double glazing
- Single garage
- Residents' and visitors' parking

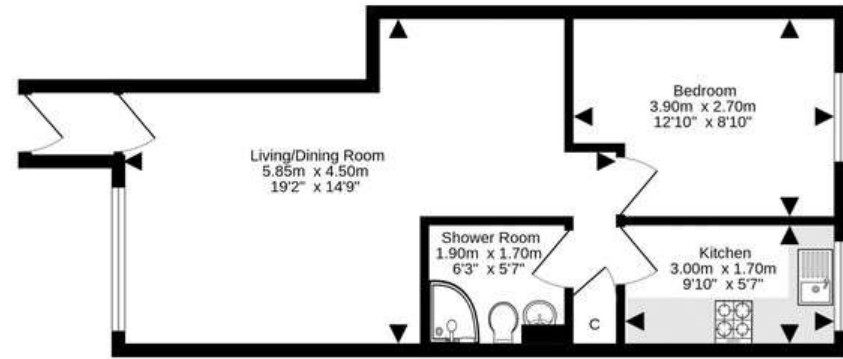
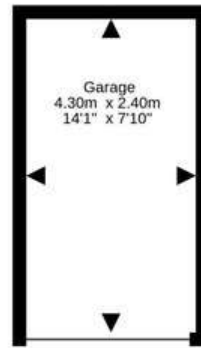
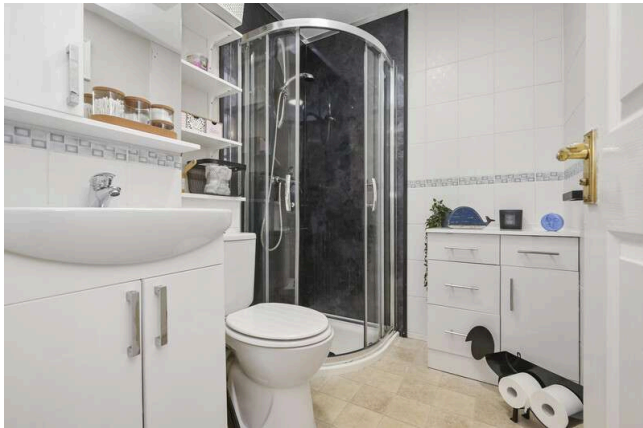
Included in the sale will the blinds, integrated kitchen appliances and Hive heating control. EPC Rating C.

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



The subjects are located in the highly regarded Cortorphine area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex, which operates on a seven day a week basis and includes a large M&S and Morrisons. Further shops, banking and postal services can be found at adjoining Corstorphine, with Hermiston Gait, including Tesco and Lidl stores, just a short drive away. The property is also very conveniently placed for those working at the Edinburgh Business Park. Efficient tram and bus and rail services, with two stations nearby, operate from the area and the city bypass, airport and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024

