



21/1 South Gyle Mains  
SOUTH GYLE | EDINBURGH | EH12 9HS

  
**warners**  
solicitors & estate agents





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Warner's are delighted to present this light and spacious one bedroom ground apartment, commanding a pleasant open outlook, forming part of a mature, well established modern development, with communal gardens and private allocated parking bay.

This excellent apartment features a sociable, open plan living room/dining room which has ample space for both relaxing and dining furniture and the well-appointed kitchen features a range of wall and base storage units with splashback. The bedroom is a good-sized double with integrated mirror fronted wardrobes and a modern shower room with a walk in double shower unit, completes the accommodation on offer. The property further benefits from a large hallway storage cupboard, gas central heating, double glazing and a well maintained communal grounds with shared drying green to the rear together with an external storage cupboard.

It boasts an extremely convenient location close to a range of excellent amenities, rail, tram and road links, colleges and universities, and will be of great appeal to first time buyers and investors. Early viewing is recommended!

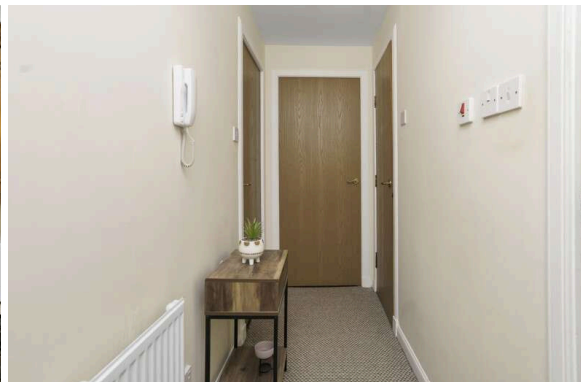
- Welcoming hallway with large storage cupboard
- Living room/dining room
- Well-appointed fitted kitchen
- Double bedroom with built in mirror fronted wardrobes
- Modern shower room with WC
- Gas central heating & double glazing
- Private allocated parking bay and additional residents parking
- Secure door entry system
- Well-maintained communal gardens with shared drying green and external storage cupboard

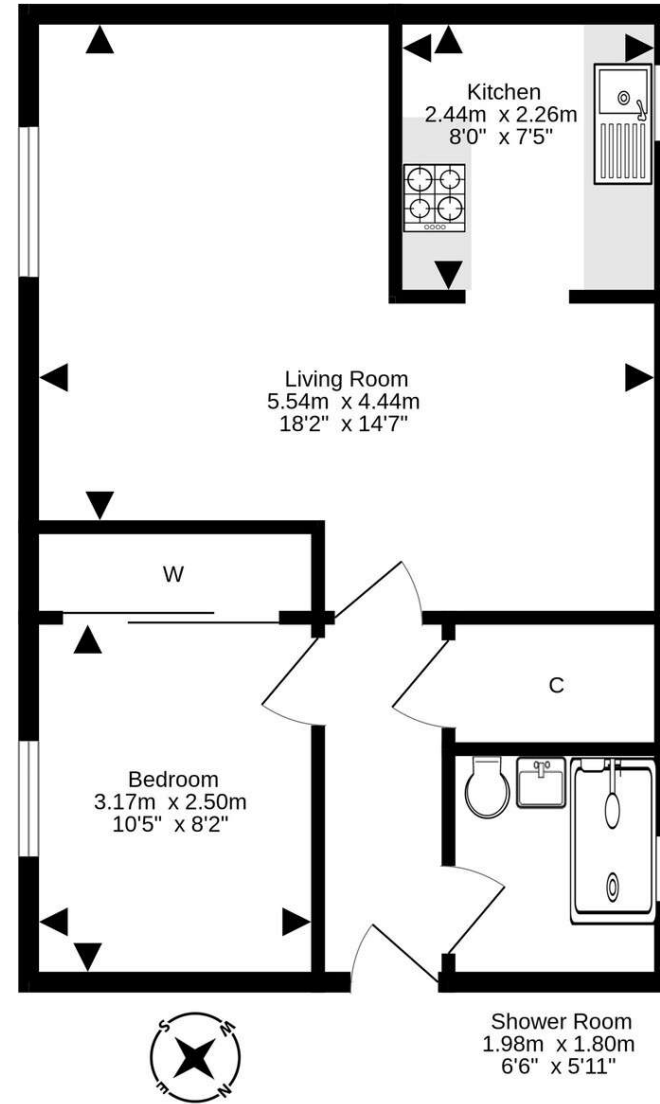
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All white goods, both blinds and curtains in kitchen, blinds in living room, bedside table and bed frame will be included in the sale of the property.  
EPC

The subjects are located in the highly regarded South Gyle 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 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 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.  
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