



2 North Gyle Loan  
CORSTORPHINE | EDINBURGH | EH12 8JH

  
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A seldom available opportunity has arisen to acquire this beautifully presented two-bedroom detached bungalow boasting front and rear garden, and situated in the much sought-after residential area of Corstorphine to the west of Edinburgh's city centre.

This charming property has been well-maintained and tastefully decorated to a high standard and is offered to the market in move-in condition. The living room to the front of the property is flooded with natural light through the south-facing bay windows, making a perfect space for relaxing or entertaining guests. The open plan kitchen/dining room is of an excellent size, with the kitchen area providing an abundance of cupboard storage. Historically, the dining room was used as a third bedroom, which offered more space. From the kitchen, patio doors open out to the well-maintained private garden to the side and rear of the property which will provide a fantastic spot for enjoying the best of the summer weather. Both bedrooms are well-sized doubles, with the second bedroom having the potential to be alternatively be employed as a home office, study or gym, giving the property a good degree of flexibility. A family bathroom completes the internal accommodation.

Holding immense appeal to those looking for a family home and offering easy access to excellent public transport links, viewing is essential to appreciate everything that this outstanding property has to offer.

- Two-bedroom family bungalow
- Sought-after location
- Excellent local amenities
- Spacious living room
- Two double bedrooms
- Expansive, open plan dining room/kitchen
- Bathroom
- Gas central heating & double glazing
- Integral garage & driveway
- Front & rear garden

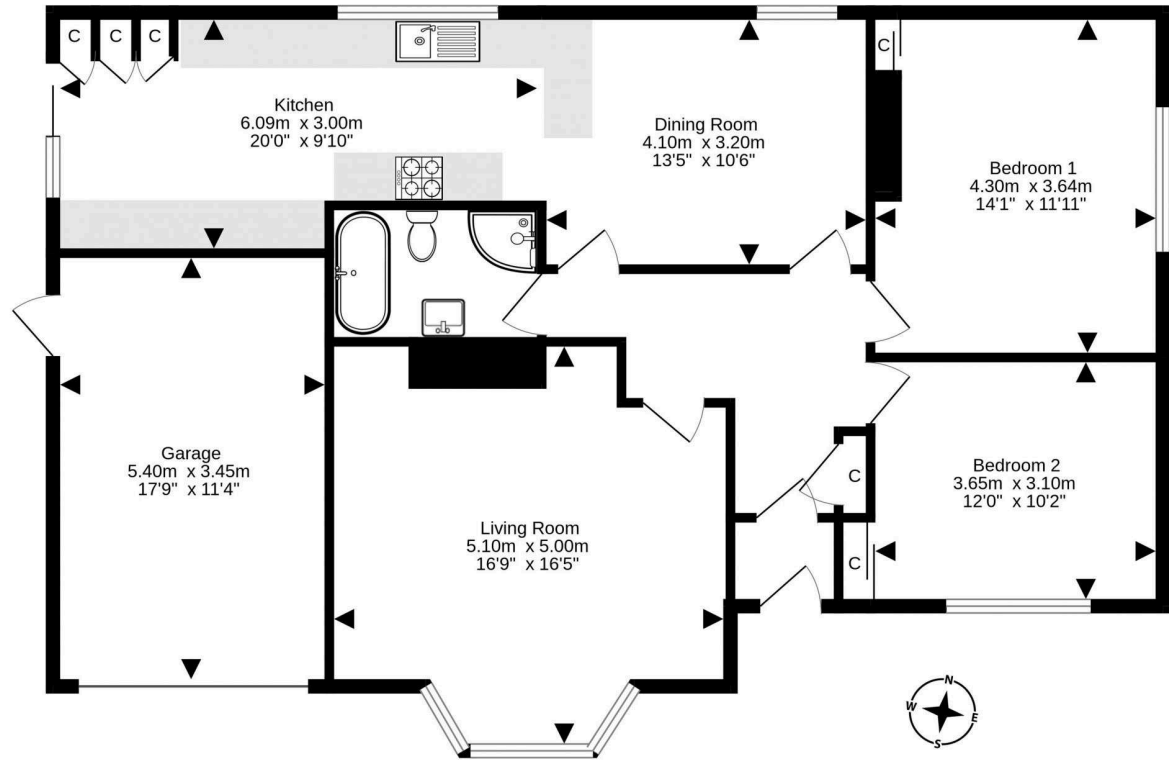
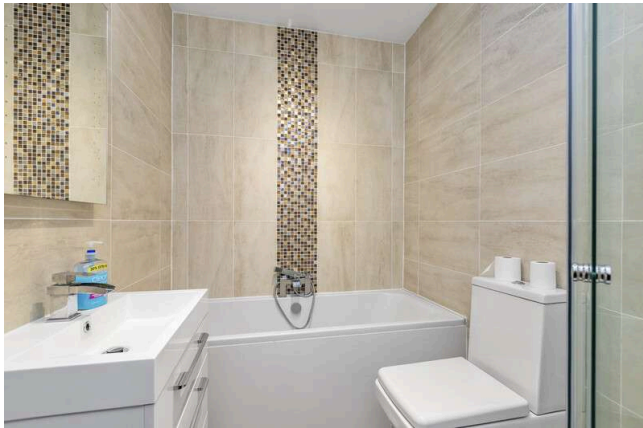
All white goods and light fittings are included in the sale. Furniture can be left if requested. EPC Rating D

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



Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





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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