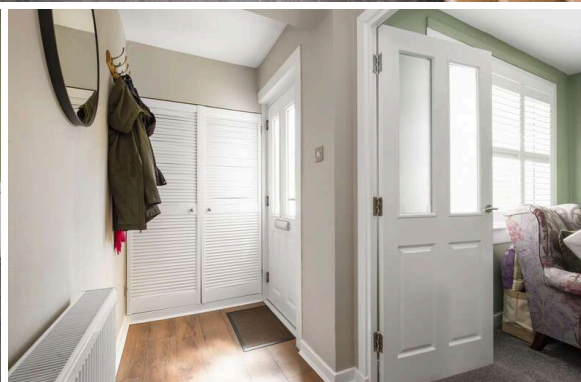




260 South Gyle Mains
SOUTH GYLE | EDINBURGH | EH12 9ES


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260 South Gyle Mains

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Most appealing and beautifully presented two bedroom mid terraced villa in a tucked away cul-de-sac position on this sought after development, conveniently placed for excellent amenities at The Gyle Centre and great transport links. This lovely property would make an ideal home for a couple or young family. A cloaks hallway welcomes you to the property. The living space is part open plan to the modern fitted kitchen with a dedicated dining area and French doors leading out into the garden. Upstairs you'll find two generous double bedrooms, one with fitted wardrobes, and a modern shower room with electric shower and walk in cubicle. The fully enclosed private rear garden has been landscaped with artificial lawn and patio areas for outdoor relaxation.

- Entrance hallway
- Bright living room with feature fireplace, living flame gas fire, and under-stair storage cupboard
- Modern fitted kitchen/dining room with French doors
- Two double bedrooms, one with fitted wardrobes
- Modern shower room with vanity sink unit
- Gas central heating
- Double glazing
- Good sized enclosed landscaped rear gardens
- Recently replaced windows and doors
- On street bay parking

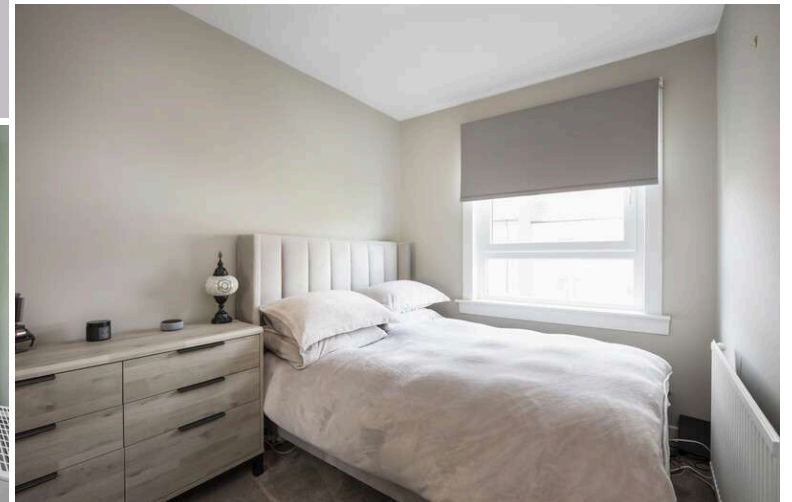
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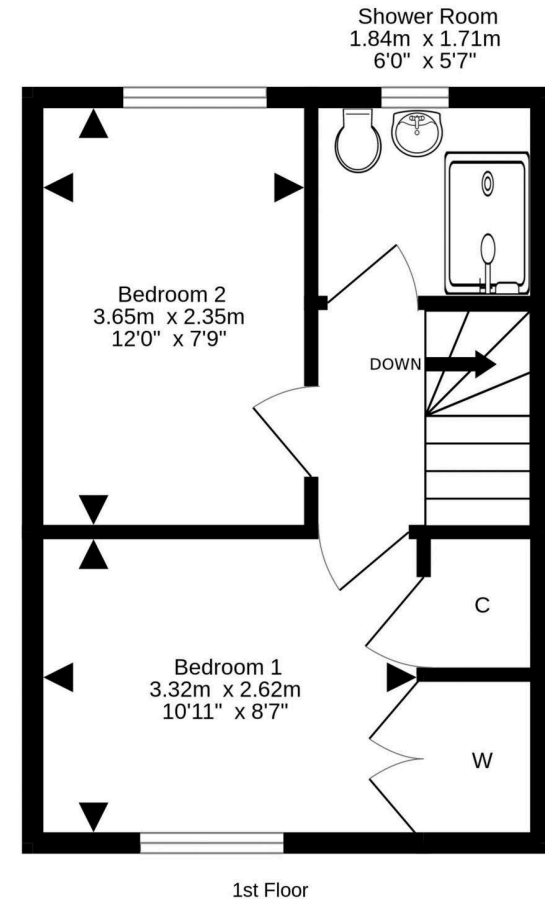
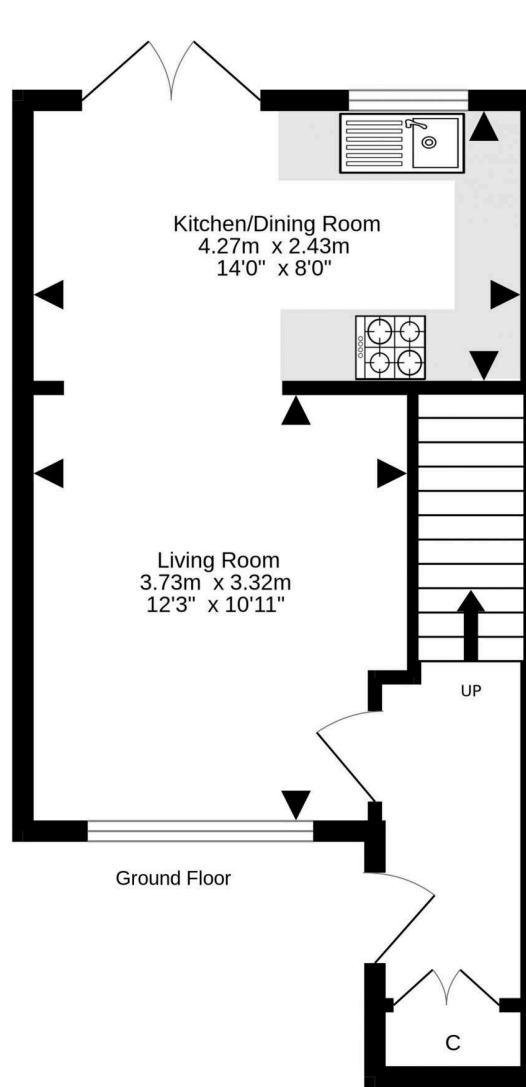
Extras include fridge/freezer, oven, washing machine, wardrobes in the second bedroom, all shutters and blinds.

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 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. Made with Metropix ©2024