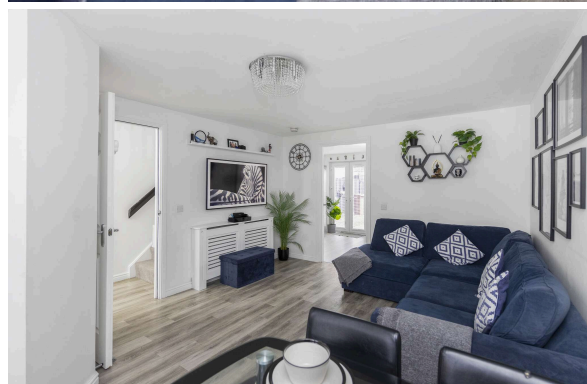




18 Dunipace Road  
SOUTH GYLE | EDINBURGH | EH12 9GH

  
**warners**  
solicitors & estate agents





## 18 Dunipace Road

SOUTH GYLE | EDINBURGH | EH12 9GH

Warners are delighted to present this impressive townhouse, set within a sought-after development that offers a superb range of local amenities and excellent transport links. Finished to a high standard, this stylish home boasts ultra-modern, tastefully presented accommodation spread over three floors, complemented by a beautifully enclosed sunny rear garden—perfect for relaxation and outdoor entertaining.

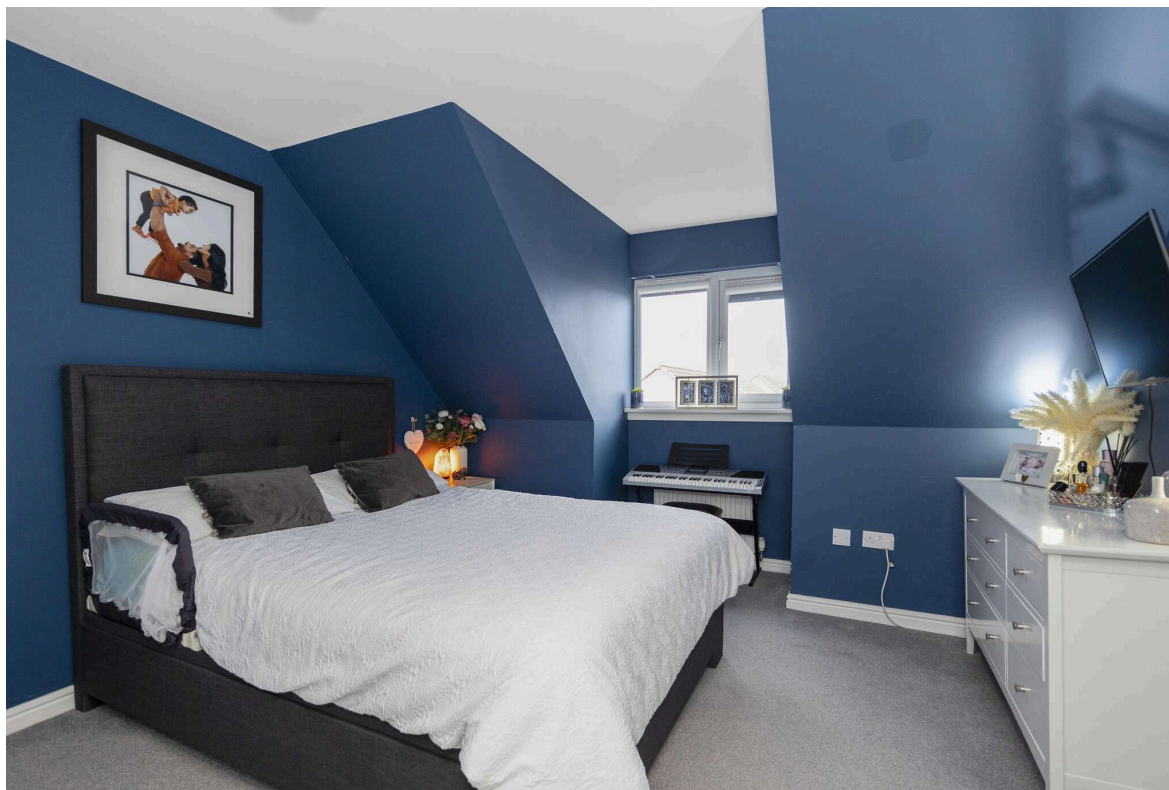
Upon entering, a welcoming hallway leads to a convenient WC/cloakroom and a light-filled, spacious living room. The well-appointed kitchen/dining room is designed for both functionality and style, featuring modern fittings and French doors that open directly onto the private rear garden.

The first floor hosts three well-proportioned bedrooms, one of which benefits from integrated storage, along with a sleek family bathroom fitted with a contemporary white suite and mixer shower. The top floor is dedicated to the luxurious master suite, boasting extensive fitted storage and a stylish en-suite shower room.

Additional benefits include gas central heating, double glazing, an allocated parking space, a front and fully enclosed rear garden with a lawn, intimate patio area, and a garden shed—creating the perfect space for family life and entertaining.

- Stylish and spacious townhouse in a sought-after location
- Welcoming hallway with convenient WC/cloakroom
- Bright and airy living room
- Modern kitchen/dining room with French doors to the garden
- Master bedroom with fitted storage and en-suite shower room
- Three additional well-sized bedrooms (one with integrated storage)
- Contemporary family bathroom with white suite and mixer shower
- Gas central heating and double glazing for year-round comfort
- Front & enclosed rear garden with lawn, patio, and shed
- Allocated parking space

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

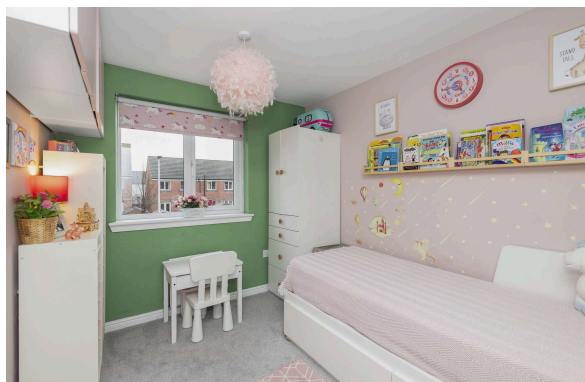


The subjects are located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex, which operates on a seven day a week basis and 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.

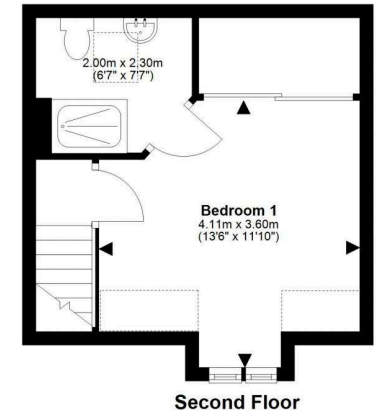
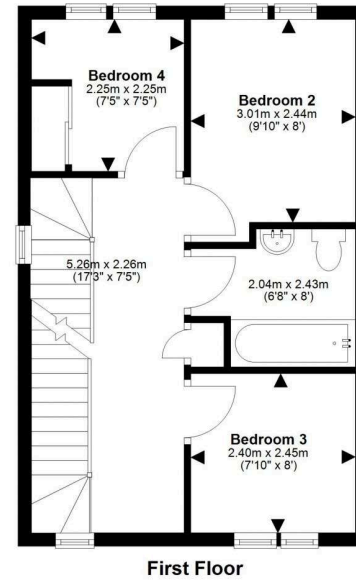
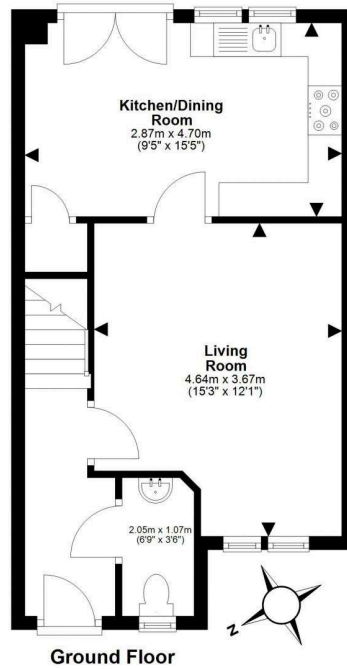
EPC C, Council tax F. The factor is managed by SG Property Management LTD and costs around £20 to £25 per quarter and covers common garden maintenance, road & park maintenance, and related communal services.

Extras included in this sale are all light fittings, blinds, washing machine and dishwasher.

Other items of furniture may be available by separate negotiation.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.  
Plan produced using PlanUp.