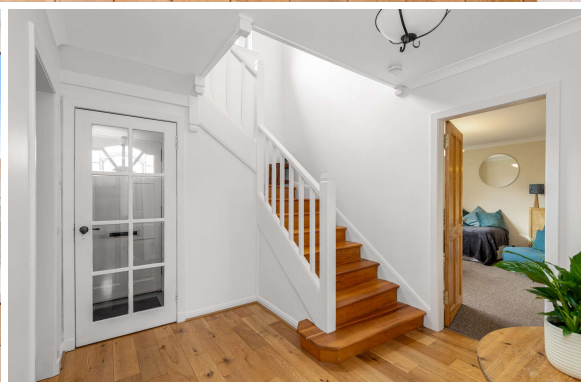




2 North Gyle Drive
CORSTORPHINE | EDINBURGH | EH12 8JN


warners
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2 North Gyle Drive, Corstorphine

CORSTORPHINE | EDINBURGH | EH12 8JN

Impressive and seldom available five-bedroom detached family home boasting well-maintained front and rear gardens, situated in the highly desirable Corstorphine district, west of Edinburgh's city centre.

This beautiful home offers well-planned and flexible accommodation over two levels and will hold immense appeal to anyone looking for a family home within easy reach of Edinburgh's city centre. On the ground floor, the spacious living room is flooded with an abundance of natural light, and from here patio doors open out to the large, well-maintained private rear garden which will be fantastic for enjoying the best of the summer weather.

The sunny kitchen/breakfast room similarly features patio doors leading to the rear garden, and the well-sized dining room could alternatively be employed as a double bedroom. A WC completes the accommodation on this level.

Upstairs, the principal bedroom benefits from integral wardrobe storage. The three further bedrooms are all well-sized doubles, and each room has the potential to be alternatively employed as a home office, playroom or gym giving the property an excellent degree of flexibility. A fully floored attic offers storage, and tremendous potential to add additional accommodation, subject to the necessary consents. A family bathroom completes the internal accommodation.

Excellent nearby amenities include the Gyle Shopping Centre and David Lloyd Gym, and the property is conveniently located to offer easy access to outstanding public transport links, including the tram and train station at nearby Edinburgh Gateway, and also South Gyle Station.

Early viewing is essential to appreciate everything that this outstanding home has to offer.

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





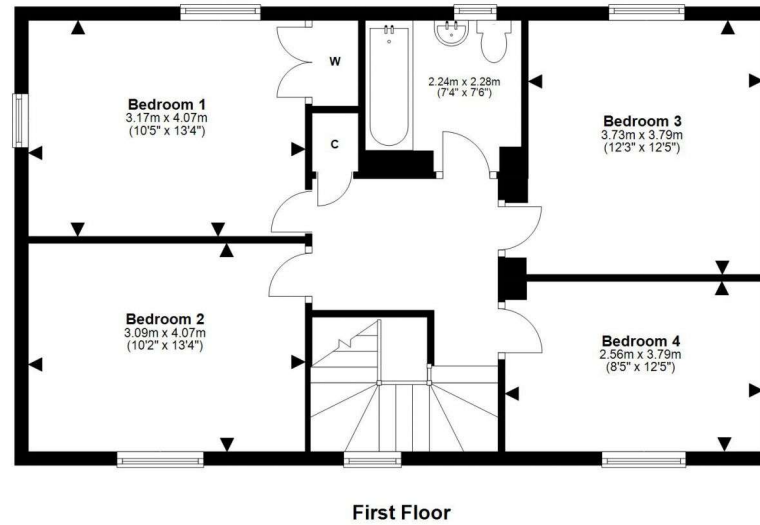
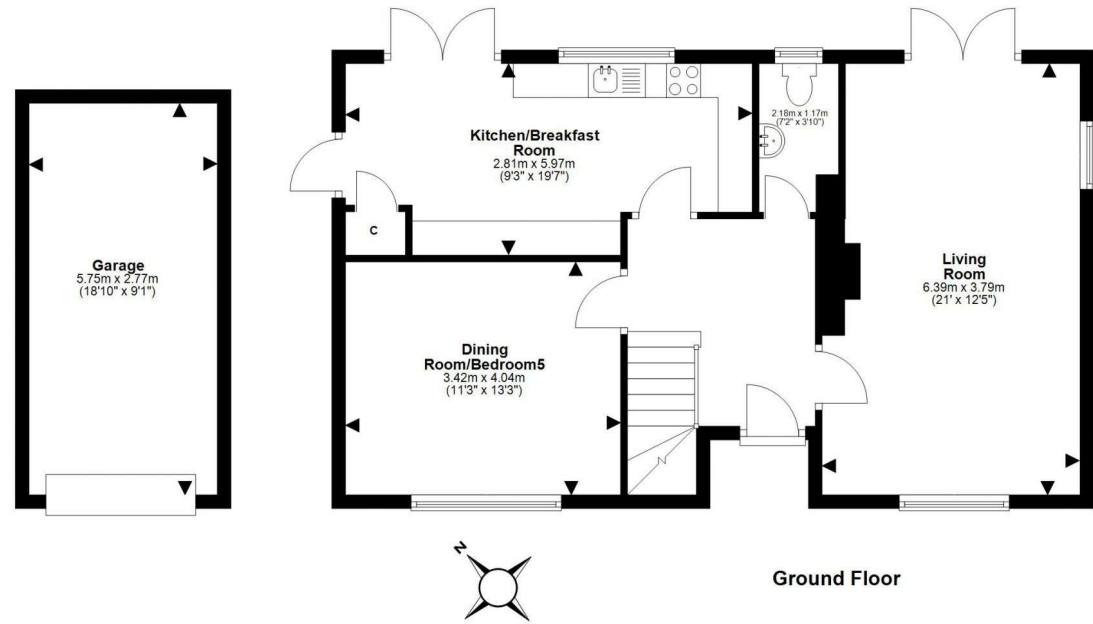
- Five-bedroom detached home
- Highly desirable location
- Excellent nearby amenities
- Living room
- Kitchen/breakfast room
- Dining room/fifth bedroom
- Four double bedrooms
- Bathroom
- WC
- Front and rear gardens
- Garage
- Driveway
- Energy Rating D and Council Tax Band G
- All kitchen appliances, curtains and blinds will be included in the sale. Items of furniture may be available if required.



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.







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.

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