



131 Gogarloch Syke
SOUTH GYLE | EDINBURGH | EH12 9JE


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Nestled within a peaceful cul-de-sac in one of the Gyle's most desirable developments, this attractive end-terraced home offers generous, flexible accommodation and excellent outdoor space. The location is ideal for commuters, with South Gyle train station just a short walk away and a regular bus service providing connections into the city, Edinburgh Airport and surrounding areas. A wide choice of everyday amenities can be found nearby, including The Gyle Shopping Centre, supermarkets and leisure offerings, while a selection of parks, sports facilities and both state and private schools lie within reach. The property itself offers an excellent layout for modern family living, complemented by front and rear gardens, double glazing and electric heating. A welcoming entrance hallway leads into a bright living room, flowing through to an open-plan dining kitchen which forms the heart of the home. From here, doors connect to a spacious conservatory, a superb additional living area ideal for relaxing or entertaining, with French doors opening onto the rear garden. Designed for low-maintenance enjoyment, the garden features thoughtfully arranged for play, dining and socialising. Upstairs, a carpeted staircase leads to a well-lit landing with attic access. The principal bedroom benefits from fitted wardrobes, accompanied by two further bedrooms offering flexibility for family use or home working. A modern family bathroom with stylish three piece suite, shower over bath completes the accommodation. Externally, the property features a neat front garden, allocated parking, and a well-maintained rear garden equipped with an outdoor water tap. Beautifully positioned and well laid out, this is a fantastic opportunity to secure a family home in a highly sought-after location.

Extras: fridge/freezer, washing machine, and all curtains.

Main Accommodation

- Welcoming entrance hallway
- Bright living room to the front
- Open-plan dining room and kitchen with access to conservatory
- Spacious conservatory with French doors to rear garden
- Principal bedroom with fitted wardrobes & two further bedrooms
- Modern family bathroom with stylish three piece suite, shower over bath
- Attic storage accessed from landing
- Private front and rear gardens with water tap and external sockets
- Allocated parking space

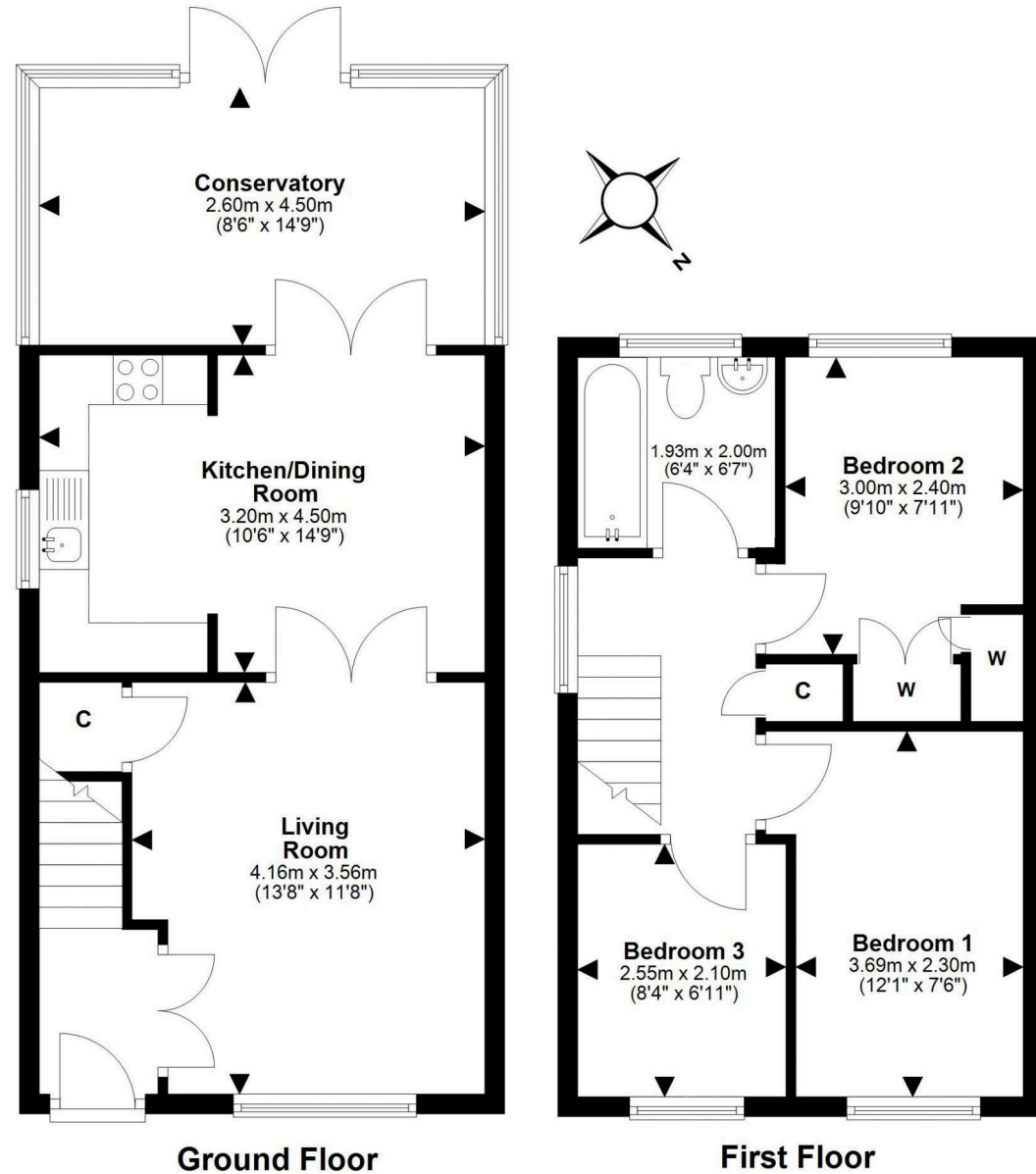
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included: EPC: CT: Factoring:

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.





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.