



78/5 Gylemuir Road  
CORSTORPHINE | EDINBURGH | EH12 7DW

**warners**  
solicitors & estate agents



## 78/5 Gylemuir Road

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Bright and generously proportioned top floor flat, with south-westerly private balcony and lovely open outlook, forming part of an established modern development in the highly regarded Corstorphine district of Edinburgh. This fabulous property will appeal to a range of buyers with benefits including resident's parking, gas central heating, double glazing, and attic storage.

The accommodation comprises; security entry system, entrance vestibule, entrance hallway with fantastic storage options including hatch to attic space, spacious dual windowed living/dining room, modern fitted kitchen with fantastic Pentland views with space for and integrated appliances, and access to superb bistro balcony, two generously proportioned bedrooms and bathroom with mains shower over bath.

- Bright and spacious top floor flat
- Dual paned living/dining room
- Modern fitted kitchen with access to south-west facing bistro balcony and Pentland views
- Two double bedrooms
- Bathroom with mains shower over bath
- Gas central heating
- Double glazing

Council Tax: D , Energy Rating: C

Fee payable to factor, Trinity Factors, approx. £50 per month.

All fixtures, fittings, blinds, integrated kitchen appliances, dishwasher, washing machine and wardrobe in principal bedroom will be included in the sale.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.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.



